

General Plan
for the
City of Ferron
2007



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General Plan

1.1 PLAN INTRODUCTION

The general plan expresses and prioritizes the preferences of the community based on professional analysis of available information about the city, and on public input. It is the guide that keeps continuity from one set of elected city officials to the next. It aids the community in shaping its future, as well as understanding its past and present.

In 1954, the U.S. Supreme Court, in an attempt to help clarify the appropriate role of local government with respect to community planning noted: "The values a community represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled." Justice William O. Douglas (*Berman vs Parker -1954*)

The Supreme Court subsequently commented further with respect to the right of a community in the preservation of residential areas: "A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs. The police power is not confined to the elimination of filth, stench and unhealthy places. It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people" (*Village of Belle Terre vs Boraas 1974*).

These are the type of issues that are at the core of the current effort to prepare and implement the General Plan for the City of Ferron. In addition, the State of Utah requires that all cities have a General Plan to guide their future policies and decisions. This plan document represents the "Official" statement of the objectives and policies intended to be followed regarding the physical development of the community. Consequently, the creation and adoption of a general plan is not a task which should be undertaken lightly.

The Ferron City General Plan, referred to herein as the "Plan", is the official statement of both long-range goals and strategies to guide the growth and development within the City. The plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. Good planning increases the success of projects, reduces expensive mistakes due to duplication, improper sequencing and misplaced priorities. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.



Key Points

- Plan Introduction
- Motto and Mission
- Plan Implementation
- Amendment Procedures
- History of Ferron
- Demographics



Article 1.

1.1.1 Plan Update

The process to update the Ferron City General Plan began in September 2005. The City's General Plan had not been updated since its adoption in 1983 and was outdated. Because the prior General Plan had never been updated, was hopelessly outdated, and its recommendations had become irrelevant over time the decision was made to write a new General Plan rather than try to update the existing one. This new General Plan will serve as a blueprint and a foundational plan for the community into the future. The vision, policies, goals and strategies envisioned in this Plan will have an effect many years after the twenty year scope of this document. Events will be set in motion that will have their own inertia and therefore need a vision far into the future.

City Officials at the time of the adoption of this General Plan and their responsibilities:

City Council:
Mayor Gil Conover

Council Members:
Randy Fox
Melinda Meccariello
Jo Sansevero
Trent Jackson
Joe Trenerly

City Office:
Recorder - Adele Justice
Treasurer - Tami Bennett

Planning Commissioners:
Dennis Worword - Chairman
Kent Wadley
Joe Trenerly - Council Liaison
Dale Roper
Liz Nielsen
Jerry Stotler

A General Plan Advisory Committee was created to work with the Governor's Office of Planning and Budget which provided technical support and advice. The committee was made up of various members of the community, members of the City staff, the Planning Commission as well as the Mayor and City Council.

General Plan Advisory Committee:
Liz Nielson
Dale Roper
Lou Sansevero
Jerry Stotler
Joe Trenerly

Input from the community was sought and received through (1) the distribution of a survey (see appendix A, The Survey) and (2) through a Public Hearing conducted by the Planning Commission on February 23rd, 2006 as required by the Land Use Development Management Act (LUDMA).



1.1.2 The Survey

The survey requested input in the following areas: (1) Respondent profile [age, education, household size, gross annual household income, occupation, years lived in Ferron, type of residence], (2) Quality of Life, (3) Growth within the Community, (4) Economic Development, (5) Downtown Revitalization, (6) Roadways/Transportation, (7) Parks and Recreation, and (8) comments. Approximately 500 copies of the surveys were mailed to Ferron residents in City Utility bills, with additional copies distributed at City Hall.

A total of 129 surveys were returned, representing a return rate of 25.8%. The average national return rate for such surveys is approximately 3%. In general, survey respondents indicated a feeling that Ferron is a good place to live, work, and play but has some deficiencies. Key issues identified by the survey respondents included the needs identified in Table 1-1.

It is clear from the results of this survey that the economic well being of the community and economic development are the greatest concerns that the community has. The survey results indicate that the top six concerns that the respondents had were related, directly or indirectly, with economic development as indicated in Table 1-1 below.

The Top Six Responses

Number of Respondents		117
1. Economic Development	86	73.50%
2. Main street/city center redevelopment	70	59.83%
3. Locations and types of commercial development	68	58.12%
4. Recreation facilities	67	57.26%
5. Locations and types of industrial development	64	54.70%
6. Tourism	62	52.99%

Table 1-1

(For more survey results see Appendix B. Ferron City General Plan Survey Results)

The Public Hearing

As required by LUDMA the Ferron City land use authority (the Planning Commission) held a Public Hearing on February 23rd, 2006 to allow the citizens of Ferron an opportunity to provide input into the planning process. The hearing was attended by seven (7) citizens. Key issues identified by the survey respondents were identical to those in the general survey.



The results of both the survey and public hearing were presented to the Mayor and City Council at a subsequent city council meeting. The Plan was presented to the public on the city website and to the city council for review and comment beginning on November 7th, 2007. The Final Draft of the Plan, as presented herein, was formally presented to the Mayor and City Council in a public City Council meeting on December 12, 2007 and was subsequently adopted by the Ferron City Council. Implementation of the plan began on January 1st, 2008.

1.1.3 Specific Plans

Specific plans may be added to the Plan as needed by the City Council through the amendment process. Specific plans, such as a parks and recreation specific plan, Millsite Golf Course specific plan, and a Fair Grounds specific plan, when adopted by the council, will be added to this General Plan as an addendum and will become an integral part of this Plan.

1.2 MOTTO, MISSION AND VISION

In this section the Motto, Mission Statement and Vision Statement of the Ferron City General Plan as developed and recommended by the General Plan Advisory Committee is discussed.

Ferron City's Motto is a "tag line" designed to, in as few words as possible, convey something of the character of our community to the world. Its Mission Statement is representative of the overriding purpose of what the City of Ferron is and does and the Vision Statement reflects our shared image of what the people of Ferron want the city to become. It is the imagery that is drawn upon to guide the decisions and action of the legislative body.

The Motto

"The Home of Peach Days"

The Mission Statement

"The mission of Ferron City is to protect and promote the welfare of all Ferron citizens by creating a thriving, environmentally sensitive community economy which promotes traditional community values while managing community and infrastructure growth in a manner to preserve the agricultural heritage of its people."

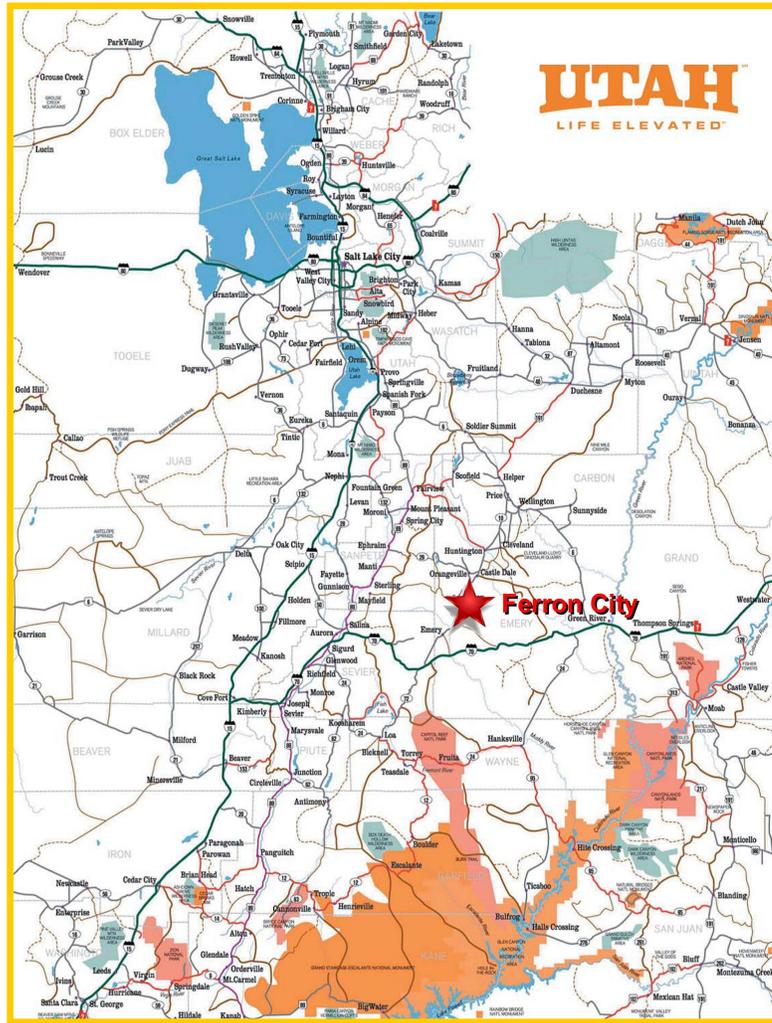
The Vision Statement

"Ferron City will be a clean, safe, friendly, and thriving community with an environmentally sensitive recreation based economy which promotes traditional community values while managing community and infrastructure growth in a manner to preserve the agricultural heritage of the community and which serves as a catalyst for business retention and future business expansion/attraction and creates quality job growth in Southern Emery County."



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Ferron City – Home of Peach Days
Figure 1-2



1.3 PLAN IMPLEMENTATION

The implementation of this Plan will come through the working documents which are used in the day to day operation of the City of Ferron and through the Project Action Plans associated with each Plan section. Such documents include Planning Ordinances and other ordinances, capital improvement programs, City budgets, and those resolutions and studies deemed appropriate by the legislative body.

1.3.1 Project Action Plan

Each section of the Plan has integrated into it a corresponding Project Action Plan which articulate Goals to be achieved, Objectives to be reached to achieve the goal, Action Items which are necessary to support each objective, assigns Responsibility for each Action Item, designates Implementation partners, proposes a Target Date for completion of each Action Item, and finally assigns an estimated Budget for each Action Item. Each section Project Action Plan will be overseen by a City Council member to whom the Citizen’s Committee will report and who will provide legislative oversight. Target Date is a measure of time from adoption of the Plan to completion of the Action Item. Each section’s Project Action Plan will share a common timeline as follows:

- Target Date year 0-1 form a Citizen’s Committee and/or assign staff
- Target Date year 0-1 design/adjust/ratify Project Action Plan
- Target Date year 0-2 identify funding sources
- Target Date year 0-3 procure funding
- Target Date year 0-5 implement the action
- Target Date year 0-20 complete action

1.3.2 Managed Growth Strategy

With the acceptance of this General Plan Ferron City will adopt a “Managed Growth Strategy” encompassing the following points:

- 🔑 Manage the city’s growth in a way that encourages economic growth and development, increases employment opportunities, enhances economic self-sufficiency for existing and future residents, maintaining and enhancing the cities ability to finance public improvements and human services in a manner consistent with the overall Cultural Atmosphere of Ferron City while;
- 🔑 Preserving and managing the natural environment and open spaces in such a way as to enhance the peaceful living of the residents and the image of Ferron City and which;
- 🔑 Encourages the development of cultural, educational, and recreational facilities and activities, ensuring their availability to all segments of the population to;
- 🔑 Ensure the development of quality commercial, industrial, recreational, and residential uses that enhance the image of the community.



1.4 AMENDMENTS

To insure the continuing integrity of the Plan and to also insure that it accurately reflects the changing needs and desires of the residents of Ferron it is, from the date of adoption of this Plan, City policy that:

- 🔑 The Plan shall receive a comprehensive review at least once every five (5) years to keep the policies and programs therein consistent with changing trends, attitudes of the residents, and conditions and to make such adjustments to the Plan as are necessary.
- 🔑 The Plan shall receive an annual review to gauge the progress made during the preceding year towards reaching the Plan's stated goals and to keep the policies and programs of the City's legislative body consistent with changing trends, attitudes, and conditions.
- 🔑 The City's legislative body shall, annually, hold or cause to be held a public meeting to report the progress made during the previous year in reaching the stated goals of the Plan, concentrating on economic development and growth.
- 🔑 All re-zonings, annexations, improvement programs, and ordinance changes concerning development shall be in harmony with the Plan.
- 🔑 The residents of Ferron, hereafter referred to as the "Public", may request amendment(s) to the Plan up to three (3) times during any one calendar year during designated public hearings. The months in which the Planning Commission will hold a designated public hearing to consider the Public's proposed amendment(s) are: February (before the start of the budget review process), July (after the budget is finalized), and October (after major budgetary expenses). An applicant must (1) submit each proposed amendment in a separate document which describes the amendment and (2) demonstrates that any amendment of the Plan is in the best interest of the City, promotes the general welfare of the community, does not decrease the quality of life of the citizens of Ferron and (3) must present the proposed amendment(s) orally at one of the three designated public hearings.
- 🔑 Proposed amendments that meet the above criteria will be forwarded by the Planning Commission with their recommendations to the City Council for consideration and disposition.

1.5 HISTORY OF FERRON

Ferron City today is a small, rural community located in western Emery County situated in a natural grazing drift between the 11,000-foot Wasatch Plateau to the west (locally known as Ferron Mountain) and the winter range on the San Rafael Swell to the east. Farming and stock-raising have been Ferron's economic mainstays through out its history, however, since the



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decade of the 1970's, with the construction of the Hunter Power Plant and the development of coal mining operations to fuel its massive steam-electric generating units, Ferron's economic growth has been closely tied to fluctuations in the coal/power industries.

Both the present city of Ferron and the creek are named after Augustus D. Ferron, whose survey in 1873 opened the area to homesteading. Settlement of what is now the city of Ferron began in the late 1870's when the first homesteaders (two families immigrating from Sanpete county) arrived and set up residence on Ferron Creek. By 1880 Ferron had become an established community of 90 souls.

1900 saw the population expand to 660 people living in the town of Ferron and on surrounding farms and within the next decade the population had grown to 1,022. Ferron by 1910 had blossomed into a substantial community with all the amenities of a thriving town including schools, churches, a flour mill up Ferron Canyon, a hotel, general mercantile stores, and a saloon.

Because of its favorable location at the mouth of Ferron Canyon, Ferron soon became locally renowned for its fruit orchards especially it peaches, so much so that by 1905 the town fathers established an annual festival, Peach Days, which has been celebrated every September since. However, commercial success as a major fruit growing center eluded the city as a result of its relative isolation and by the 1990's the greater majority of Ferron's orchards had disappeared.

The decade of the 1970s brought dramatic changes to the economy of Ferron with the completion of Millsite Dam and Reservoir at the mouth of Ferron Canyon and the construction of the Hunter plant. The construction of the Hunter power plant combined with the development of local coal mining operations to fuel its three massive generating units brought dramatic changes to the face of Ferron and change its economic base forever. Ferron evolved from a sleepy community based on an agricultural economy to, in the years between 1970 and 1980, a community of 2000 whose economy was dependant on the energy industry. But by the decade of the 1990's the boom was over and Ferron's population has begun to contract until, by the 2000 census, it had dropped to 1623.

1.6 DEMOGRAPHICS

The most recent data available in most demographic categories are found in the 2000 Census conducted by the U.S. Census Bureau the remainder where extracted from the PODUNK website (www.podunk.com) (see Table 1-3 FERRON DEMOGRAPHICS). The demographics from that census still represent a relatively accurate representation of the city since the community and economic expansion in the 7 year period since has been minimal.



Source: Year 2000 U. S. Census Bureau			
Population and Density		Median Income (\$ in 1999)	
Total Population	1,623	Median household income	38,625
Total land area in square miles	2.23	Median household income by age	
Population per square mile	728.76	25 and under	24,375
Sex and Age		25-34	36,111
Male	809	35-44	46,875
Female	814	45-54	66,136
15 or younger	449	55-64	38,750
16-24	253	65-74	25,000
25-44	368	75 and over	22,500
45-64	360	Income below the poverty level (1999)	
65 or older	193		203
Median age	34.58		
Race			
White	1,587		
Black or African American	4		
American Indian or Alaskan Native	5		
Asian	5		
Hispanic or Latino	26		
Two or more races	15		
Other	7		
Housing			
Total Housing Units	583		
Total Households	633		
Owner occupied housing units	411		
Average household size	3.18		
Average number of rooms	6.94		
Average number of vehicles	1.41		
Median unit value (\$)	81,000		
Median year a structure was built	1977		
Median year occupant moved in	1986		
Renter occupied housing units	103		
Average household size	2.44		
Average number of rooms	4.69		
Average number of vehicles	1.40		
Median unit rental (\$)	318		

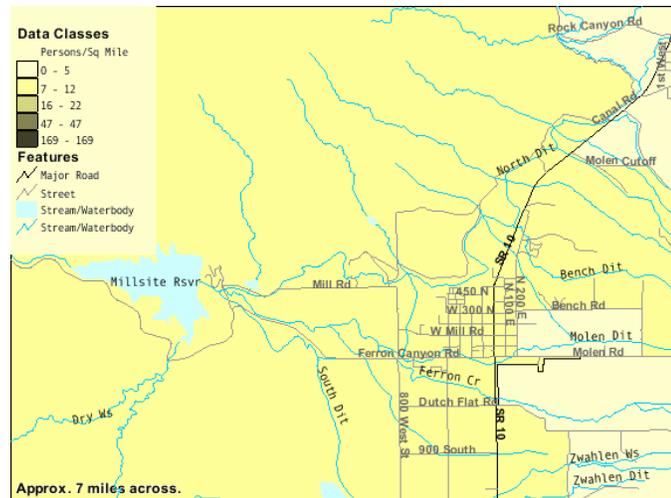
Table 1-3 FERRON DEMOGRAPHICS



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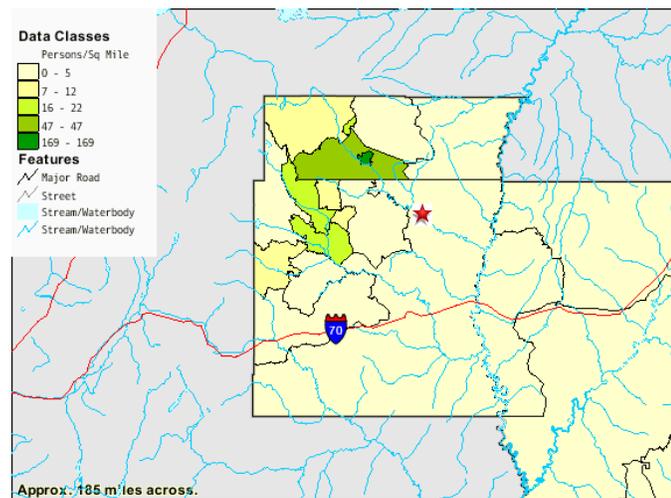
1.6.1 Demographic Analysis and Projections

Understanding trends of population and growth, as well as reasonable projections of future conditions is important in anticipating a community's needs for infrastructure and municipal services. Map 1-1 describes Ferron City's and vicinity's population density and Map 1-2 describes the population density of Emery and Carbon counties as of the 2000 census.



Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrix P1.

Map 1-1
Population Density of Ferron City Vicinity



Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrix P1.

Map 1-2
Population Density of Emery and Carbon Counties



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While, over the course of the last 120 years the City's population has fluctuated widely from decade to decade, the number of residents has been comparatively stable at around 1,600 since 1980. The sharp population increase which took place between 1970 and 1980 resulted from the construction of the Utah Power and Light generating plants and accompanying expansion at local coal mines. Remarkably, Ferron did not suffer a significant population loss after 1983, as did many other communities throughout Carbon and Emery Counties. This suggests that Ferron has a certain degree of innate resilience to endure economic hardship.

As Figure 1-4 indicates population growth in Ferron is projected to be a very modest 0.08% per year over the next twenty years. These projections, developed by the Governor's Office of Planning and Budget (GOPB), were produced before the population counts of Census 2000 were released. GOPB projected a 2000 population of 1,611, while the Census Bureau counted 1,623, a difference of less than 1%. If the GOPB projections are accurate, and assuming that no significant changes occur in the area, demand for new public infrastructure and services is likely to be minimal. Current trends could be directly altered by the active program of economic development strategies that Ferron intends to initiate with this Plan and by the fact that several local coal mining operations have scaled back their workforces, or shut down altogether. Concurrently, several new coal deposits are being explored for possible development, and plans are underway to construct an additional coal-fired electric power generating unit at the Hunter Power facility near Ferron. It will be important for the administrators of Ferron's infrastructure systems to closely monitor changes in demand and to inform elected and appointed officials of trends which suggest that existing capacities may be inadequate to serve future needs.

<u>Year</u>	<u>Population</u>
2000	1,611
2001	1,616
2002	1,627
2003	1,642
2004	1,658
2005	1,669
2010	1,742
2020	1,910

Source: Governor's Office of Planning and Budget

Table 1-4
Ferron Projected Population, 2000 to 2020



Population and Components of Change by County and Multi-County District 2000-2030
(Emery County Excerpt)

Year	Population	Births	Deaths	Migration
2000	10,782	180	72	-421
2001	10,473	166	65	-410
2002	10,540	166	78	-21
2003	10,477	162	73	-152
2004	10,493	165	83	-66
2005	10,492	162	77	-86
2006	10,423	161	81	-149
2007	10,356	158	77	-148
2008	10,329	158	78	-107
2009	10,327	157	77	-82
2010	10,346	157	77	-61
2011	10,381	157	77	-45
2012	10,435	158	77	-27
2013	10,507	159	77	-10
2014	10,594	160	78	5
2015	10,696	161	78	19
2016	10,809	161	79	31
2017	10,934	162	79	42
2018	11,068	163	80	51
2019	11,210	165	81	58
2020	11,359	166	83	66
2021	11,502	168	84	59
2022	11,642	169	85	56
2023	11,780	170	87	55
2024	11,913	172	88	49
2025	12,038	174	89	40
2026	12,156	175	91	34
2027	12,262	177	92	21
2028	12,360	178	94	14
2029	12,451	179	95	7
2030	12,536	180	97	2

Source: Governor's Office of Planning and Budget

(Please note that the migration is negative until 2014. That means that more people move out than move in)

Table 1-5
Population History and Projections



Data From Census 2000			
	Population	Change from 1990	% Change
UTAH	2,233,169	510,319	29.6
Carbon County	20,422	194	1
Emery County	10,860	528	5.1
Grand County	8,485	1,865	28.2
San Juan County	14,413	1,792	14.2
Sanpete County	22,763	6,504	40
Sevier County	18,842	3,411	22.1
Washington County	90,354	41,794	86.1
Wayne County	2,509	332	15.3

Table 1-6
Population Growth for Emery and Surrounding Counties

Climate and Environmental Quality

With four distinct seasons, along with the potential for both thunderstorms during the late summer and snow accumulations during the winter, Ferron's climate can present challenges for appropriate site design and maintenance. Sudden storms or rapid snowmelt can accelerate soil erosion, soil swell, and land subsidence. All these processes can result in structural damage to buildings, roads, and subsurface utility lines. Thorough consideration of these factors should be included in analysis of development proposals. Table 1-7 presents climate data typical of Ferron's seasonal pattern of temperature and precipitation, as recorded between July 1, 1948, and July 31, 2000 at the Ferron weather station.

	January	April	July	October
Average High Temperature (°F)	35.6	60.5	87.2	65.6
Average Low Temperature (°F)	10.9	33.2	57.7	35.2
Average Precipitation (inches)	0.68	0.51	0.90	0.81

Source: National Weather Service, Western Regional Climate Center

Table 1-7
Ferron Seasonal Climate Summary

Ferron is located in the southern portion of the San Rafael Watershed (Hydrologic Unit Code #14060009), which extends from Electric Lake in the northwestern corner of Emery County, to confluence of the San Rafael and Green Rivers in the southeast. Overall, the San Rafael Watershed is classified as having Less Serious Problems with water quality and Low



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Vulnerability to future water quality degradation. Ferron Creek is currently listed as an impaired waterway, since its water does not meet the pollutant standards of Section 303(d), for ammonia, biochemical oxygen demand, chlorine, residual fecal coliform, pH level, and total suspended solids. Several other watercourses and waterbodies in the San Rafael Watershed are listed as impaired waterways, although they not in the immediate vicinity of Ferron. While these conditions may take many years to reverse, proactive efforts on the part of the residents of Ferron and other communities in the San Rafael watershed will eventually improve the quality of its waters. Table 1-8 below summarizes the available data about the San Rafael Watershed.

Condition Indicators	Condition
Designated Use Attainment	Less Serious Problems
Fish & Wildlife Consumption Advisories	Insufficient Data
Sources of Drinking Water	Insufficient Data
Contaminated Sediment	Better
Ambient Water Quality Data (Toxic Pollutants)	Less Serious Problems
Ambient Water Quality Data (Conventional Pollutants)	Better
Wetlands Loss Index	Less Serious Problems
Vulnerability Indicators	Vulnerability
Aquatic & Wetlands Species at Risk	Insufficient Data
Toxic Pollutant Loads Discharged Above Limits	Insufficient Data
Conventional Pollutant Loads Discharged Above Limits	Insufficient Data
Urban Runoff Potential	Insufficient Data
Agricultural Runoff Potential	Low
Population Change	Low
Hydrologic Modification	High
Atmospheric Deposition	Low
Candidate Indicators	Condition
Nitrogen Export	Better
Soil Permeability	Less Serious Problems
Risk of Groundwater Nitrate Contamination	Better

Source: U. S. Environmental Protection Agency

Table 1-8
San Rafael Watershed Index of Watershed Indicators

Of greater concern to the health of Ferron residents, the quality of culinary water provided in the city currently complies with the standards of the Clean Drinking Water Act, and no violations have been logged against the Castle Valley Special Service District.

In general, air quality in Ferron is quite good. Currently all of Emery County meets the National Ambient Air Quality Standards. The City can help to maintain and prevent significant deterioration of this resource by carefully recruiting only those new businesses that do not release significant amounts of airborne contaminants.



1.7 AUTHORIZATION IN STATE LEGISLATION

To acknowledge and address the importance and lasting effects of a general plan, municipalities in Utah are granted the authority to conduct planning by Title 10, Chapter 9 of Utah Code Annotated. Section 10-9A-102, "Purpose" reads:

"(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.

(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law."

Additionally, Utah's incorporated cities and towns are required to conduct their planning activities according to a general plan which they have prepared and adopted, as specified in state law. Section 10-9A-401, "General Plan Required" reads:

"(1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

(2) The plan may provide for:

- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
- (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
- (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
- (d) the use of energy conservation and solar and renewable energy resources;
- (e) the protection of urban development;
- (f) the protection or promotion of moderate income housing;
- (g) the protection and promotion of air quality;
- (h) historic preservation;
- (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
- (j) an official map.

(3) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan."

Chapter 1 Introduction



General Plan



CHAPTER 1 - GENERAL GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Timing	
1. Establish programs, policies, and land uses which promote a high quality of life, high employment, and recreational opportunities	A. Promote a diversity in land use planning that is responsive to the economy and its reflects and supports the residential needs of Ferron's citizens.	i. Perform ongoing, in depth studies of current and future economic needs.	City Council	Planning Commission	Year 0-20	
		ii. Seek direction from the Public through the conduct of community meetings and surveys.	City Council	Planning Commission	Year 0-20	
	B. Facilitate the orderly growth and development of the city of Ferron. In addition, the Ferron City Planning commission and its commissioners have as their mission the responsibility to plan and manage the expansion of city infrastructures to support population growth and economic development within the city's boundaries	i. The orderly growth of the city of Ferron shall be accomplished by insuring the uniform administration of current zoning ordinances, the updating and modifying existing zoning ordinances, and the development of new zoning ordinances to address new growth issues as they arise while avoiding the temptation to change ordinances to address short term needs of individual citizens that do not support the best interests of the city.		Planning Commission	City Council	Year 0-20
		ii. Provide for orderly population growth and economic development through planning and managing the expansion of the city's infrastructure by developing and managing a "General Plan for Infra-structure" covering the orderly expansion of sewer, curb, gutter, sidewalks, and roads in such a way as to support the General Plan for the City of Ferron.		City Council	Planning Commission	Year 0-1



Chapter 1 Introduction

General Plan



Chapter – 2 Land Use

2.1 Introduction

The purpose of the Land Use element of the general plan is to demonstrate planning for community quality of life and economic vitality by (a) establishing general land use classifications (b) defining land use goals that assist in managing growth, (c) instituting the architectural culture of Ferron's city center, and (d) identify areas of concern for the city's future well being. As stated in the State planning statutes, a community's planning area should consist of "all the territory within the boundaries of the City and any areas outside its boundaries which in the community's judgment bear relation to the planning of the municipality".



Key

Points

-  Land use classifications
-  Environment
-  Spheres of Influence
-  Annexation
-  Implementation

One of the appealing characteristics of Ferron is the openness of the neighborhoods - the distinct lack of walls around properties is one of the friendly features of Ferron. It lends itself to "neighborliness" and as such, it is the intent of Ferron City to encourage friendliness in our community by keeping the open character of neighborhoods through restricting the use of walls and fences within the city. Short open style fences such as chain link or picket style fences would be the desired type of fencing when necessary. The City intends to continue the City Beautification Program and encourage residents to remove refuse, dead trees and vegetation, junk cars and other discarded and unsightly items from their property.

The City will encourage neighborhood rehabilitation, revitalization of vacant land and abandoned buildings with new construction on available land within the city. Such "in-fill" construction enhances the neighborhood aesthetics and property values. It is recommended that the city keep a database of such developable and redevelopable parcels to aid residents and potential residents in locating possible building sites.

2.2 Land Use Classifications

The four categories of land use that are of concern to Ferron City are referred to as the Planning Area. They are:

-  Land Use Within the City Limits is detailed in the cities zoning ordinances and is our vision dynamic of an agricultural community. It is the vision of how and where we will grow the community
-  Areas of Potential Annexation are those areas the city anticipates will be developed and need city services in the foreseeable future. It is an adjunct of our land use policy.
-  Environmentally Sensitive Lands and Areas of Natural Concern are those areas that are outside the expected growth areas, but are of concern to the city for open space, possible environmental concerns or hazards, that might impact the economic, health and well being of the residents, or which may have other significant concerns to the city or



Chapter 2 – Land Use

that may be affected by the City. Ferron Canyon is an example of one such area. (See Chapter 9 for elaboration).

- ☛ Spheres of Influence are those lands not yet within the utilities infrastructures (water, gas, sewer, power, etc.), but which might be developed as the economics of the community improve. SOI include areas that might be impacted by city expansion or that impact or might impact the city and its residents in an as yet to be determined way.

2.2.1 Open Space

Zero Density - (Zones include: Z-1) The Zero Density classification has been established for the purpose of providing a zoning district where land can be preserved as open space. Uses such as residential dwellings, commercial and industrial uses are not permitted.

2.2.2 Residential

Agricultural Density - (Zones include: RA-1) The Residential Agricultural Density classification designates fringe areas of the City where residential areas may be integrated with the raising of livestock for family food production and for the pleasure of the people who reside on the premises. The housing density shall not exceed 1 unit per gross acre. Uses such as multiple family dwellings, apartment houses, commercial and industrial uses are not permitted.

Low Density - (Zones include: R-1-10,000) The Low Density Residential classification has been established for the purpose of providing a zoning district where single family, detached dwellings may be constructed on spacious lots. Uses such as multiple family dwellings, apartment houses, commercial and industrial uses are not permitted.

Medium Density - (Zones include: R-1-7,500, R-2-7,500, and R-3-7,500) The Medium Density Residential classification has been established for the purpose of providing a zoning district which will allow one and two (duplex) family dwellings to be constructed on spacious lots. Somewhat smaller lots than are found in Rural and Low density zones are characteristic of this classification. Uses such as high density/multi-family apartment houses, commercial and industrial uses are not permitted.

High Density - (Zones include: R-4-10,000 (with off street parking)) The High Density classification has been established for the purpose of providing a zoning district which will allow multi-family detached and attached dwellings to be constructed. Condominiums and Apartment buildings are characteristic of this classification. Maximum density is 8 units. Uses such as high density/multi-family apartment houses, commercial and industrial uses are not permitted.

High Density - (Zones include: R-5-20,000 (with off street parking)) The High Density classification has been established for the purpose of providing a zoning district which will allow multi-family detached and attached renter occupied dwellings to be constructed. Condominiums and apartment buildings are characteristic of this classification. Maximum density is 8 units. Uses such as commercial and industrial uses are not permitted.



Chapter 2 – Land Use

2.2.3 Commercial

Central Commercial - (Zones include: CC-1) The Central Commercial classification has been established for the purpose of providing a zoning district which will allow for general shopping facilities to satisfy the shopping needs of the community or a particular neighborhood. Uses such as neighborhood grocery stores, dry cleaners, boutiques, and local neighborhood pharmacies are typical of the Central Commercial classification. Residential dwellings and industrial uses are not permitted.

Mixed Use Commercial - (Zones include: MU-1) The Mixed Use Commercial classification has been established for the purpose of providing a zoning district which will allow for general shopping facilities to satisfy the shopping needs of the community or a particular neighborhood while accommodating low density residencies above commercial establishments. Uses such as neighborhood grocery stores, dry cleaners, boutiques, shoe repair shops, and local neighborhood pharmacies are typical of the Mixed Use Commercial classification. Industrial uses and single-family residential dwellings are not permitted.

Highway Commercial - (Zones include: H-1) The Highway Commercial classification has been established for the purpose of providing a zoning district which will allow for commercial and service uses serving the needs of thoroughfare traffic and the traveling public in locations adjacent to highways or major streets. Uses such as gas stations, convenience stores, and fast food establishments are typical of the Highway Commercial classification. Industrial and Residential uses are not permitted.

2.2.4 Industrial

Light Industrial - (Zones include: I-1) The Light Industrial classification has been established for the purpose of providing a zoning district which will allow for light manufacturing, light warehousing, and fabrication of goods and materials can be carried on most appropriately and with a minimum of conflict or deleterious effects upon surrounding properties. Uses such as light manufacturing, light assembly, and personal storage facilities are typical of the Light Industrial classification. Residential and Commercial uses are not permitted.

Heavy Industrial – (Zones include: I-2) The Heavy Industrial classification has been established for the purpose of providing a zoning district which will allow for manufacturing, processing, warehousing, and fabrication of goods and materials can be carried on most appropriately and with a minimum of conflict or deleterious effects upon surrounding properties. Uses such as warehouses, heavy manufacturing facilities, and scrap or junk yards are typical of the Heavy Industrial classification. Residential and Commercial uses are not permitted.

2.2.6 Special Districts - Special Districts have been established to meet future, unforeseen needs of the city.

Public Facilities - (Zones include: PF) A Public Facilities classification has been established to promote the effective planning and development of public facilities and mixed land uses.

Overlay Zones - (Zones include: SA, DRA) Overlay districts do not fall within a General Plan classification since they are intended to mix additional uses, limitations or designations with those



Chapter 2 – Land Use

allowed in the underlying zoning, in various areas throughout the city. Overlay zones are intended to be applied only when the overlay meets articulated needs of the City.

Town Center Overlay Zone – (Zone include: TCO) The Town Center Overlay classification has been established for the purpose of providing guidance to protect the aesthetics and character of the Town Center area. Considerations typical to this zone include:

- Country and/or Western Character of the Facades
- Shady Landscaping and Attractive walk areas
- Softened Street Lighting to help create a park-like atmosphere
- Main Street center divider with plants and seating (see figure 2-1).
- Off street parking in this area would be an asset.
- Hitching posts at the Fairgrounds along Molen road between State and 100 E



Figure 2-1
Redesigned Main Street

Ferron City Center

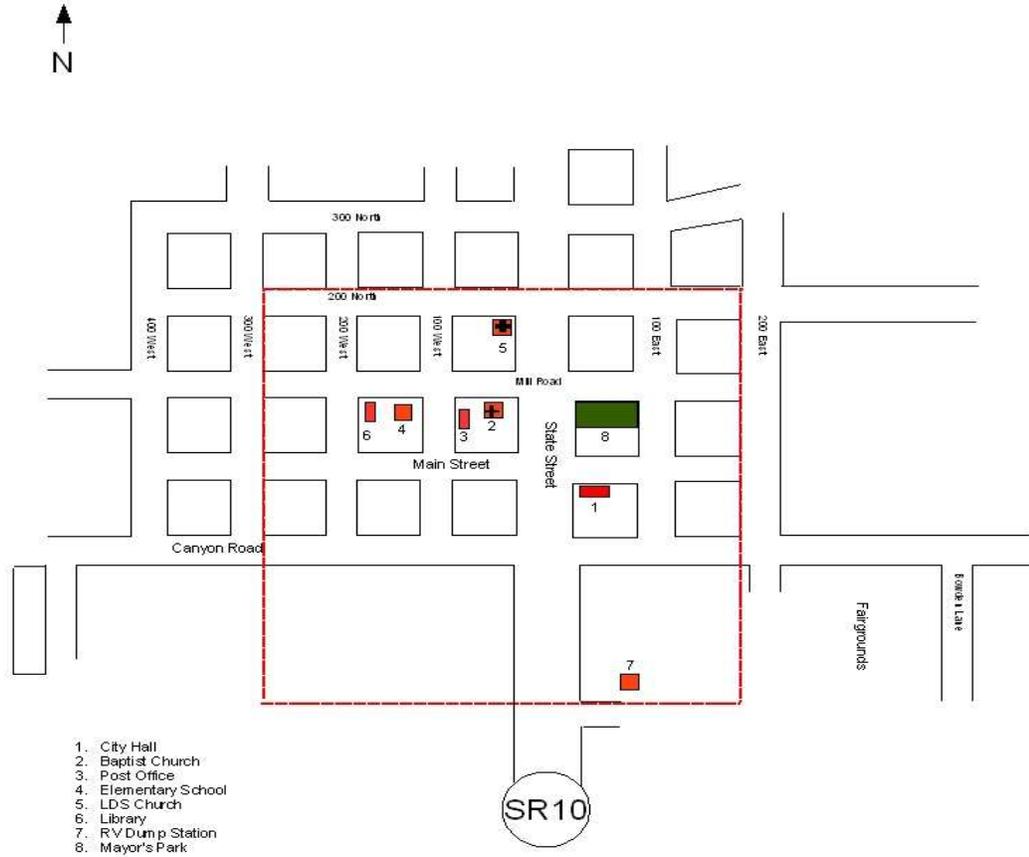


Figure 2-2
Proposed City Center Zone

Chapter 2 – Land Use



General Plan



Chapter 2 – Land Use

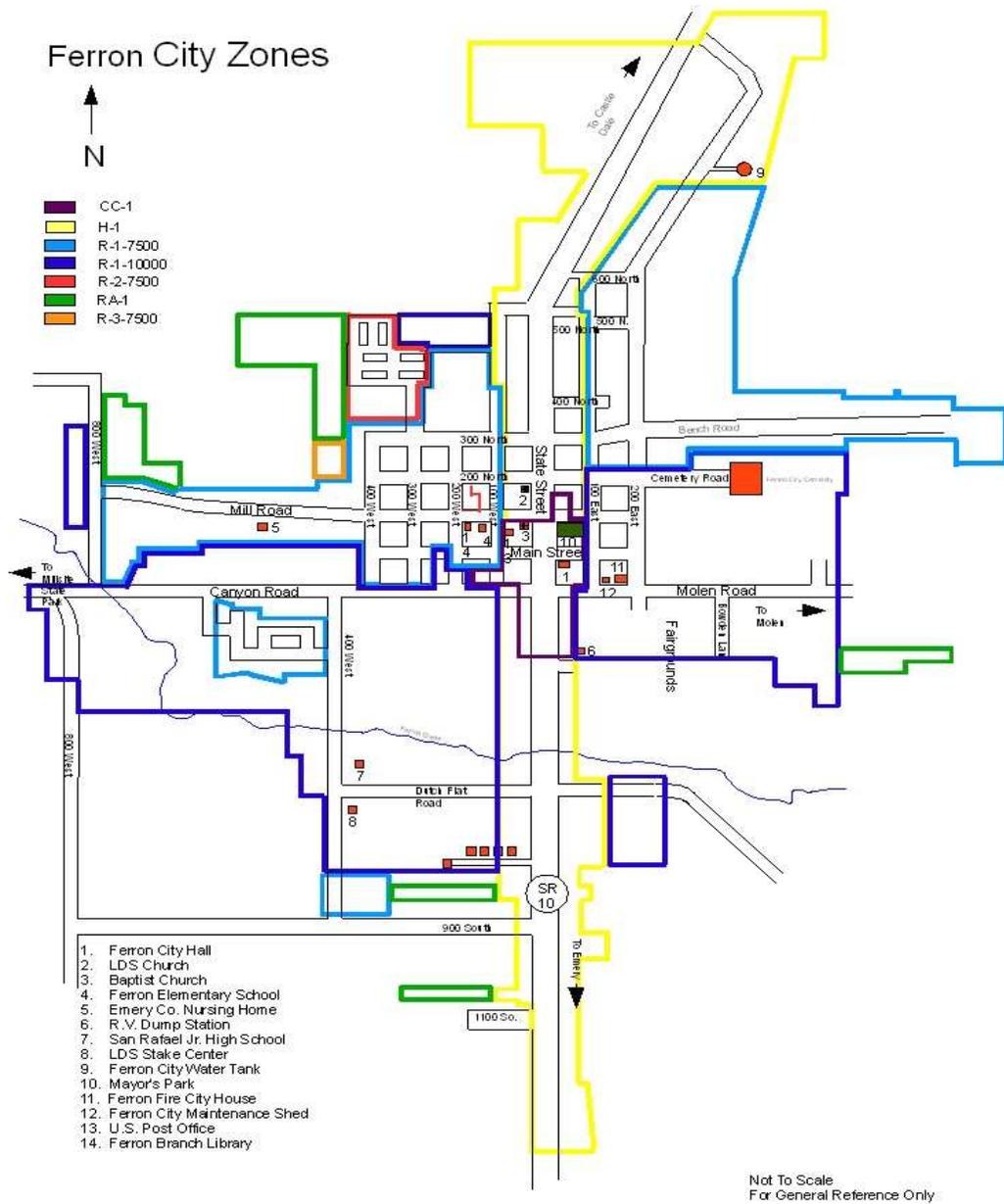


Figure 2-3

Chapter 2 – Land Use



General Plan



2.4 ENVIRONMENT

Protection of the environment is considered an intricate and important part of planning in Ferron City. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Those areas in Ferron City which are considered to be environmentally sensitive include land which 1) is within a designated 100 year flood plain, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 25%, or rock fall areas, and 3) have a high water table and ground water, including wetlands, perched water, and drainage ways.

Areas within Ferron City recognized as having significant concern for environmental protection include the banks and adjacent lands along Ferron Creek and associated drainage corridors. These areas require special attention by the City and any potential developers, to make the protection of the environment an important objective. (See *Figure 2-4*, Environmentally Sensitive Areas Map)

2.4.1 Hillsides

Within the context of this General Plan and through the mechanism of Ferron City's Land Use Ordinances, development on hillside areas within the zoning map is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and the provision of city services.

2.4.2 Wetlands

Through common practice and state and federal statutes wetlands are widely regarded as a valuable natural resource. The values that wetlands provide include water filtration and purification, the absorption and breakdown of toxins, the recharging of groundwater, flood control, habitat for wildlife, recreation and education, and aesthetics. It is the objective of Ferron City to preserve wetland areas where possible. In some cases, however, the best course of action might be to consider development which will improve and enhance disturbed wetlands. Protection of the environment throughout the City also requires continued attention to preserving and improving air quality, water quality, and the planting of trees and shall be a prime consideration in contemplation of land use issue.

2.4.3 Open Spaces

Through the survey conducted in preparation for this General Plan the citizens of Ferron City indicated that they view open space preservation as an important land use and function of municipal government. Several areas within the city will be targeted for open space preservation. The uses these areas may be put to may include open space parks and the development of recreational trails. Additionally, several areas which fall within designated potential annexation areas include lands which are best suited to be maintained for open space and recreational purposes and shall be identified as such. Ferron City's will encourage and assist private property owners of undeveloped land, who do not desire to develop their properties to preserve open space through conservation easements, agriculture protection areas, or other open space preservation methods.



Chapter 2 – Land Use

2.4.4 Sensitive Land Areas

Figure 2-3 indicates sensitive land areas within proximity of Ferron City that need to be taken into consideration when discussing land use, they include adjacent BLM, Forest Service, Wilderness Study area, State Trust Lands, and National Conservation Areas.

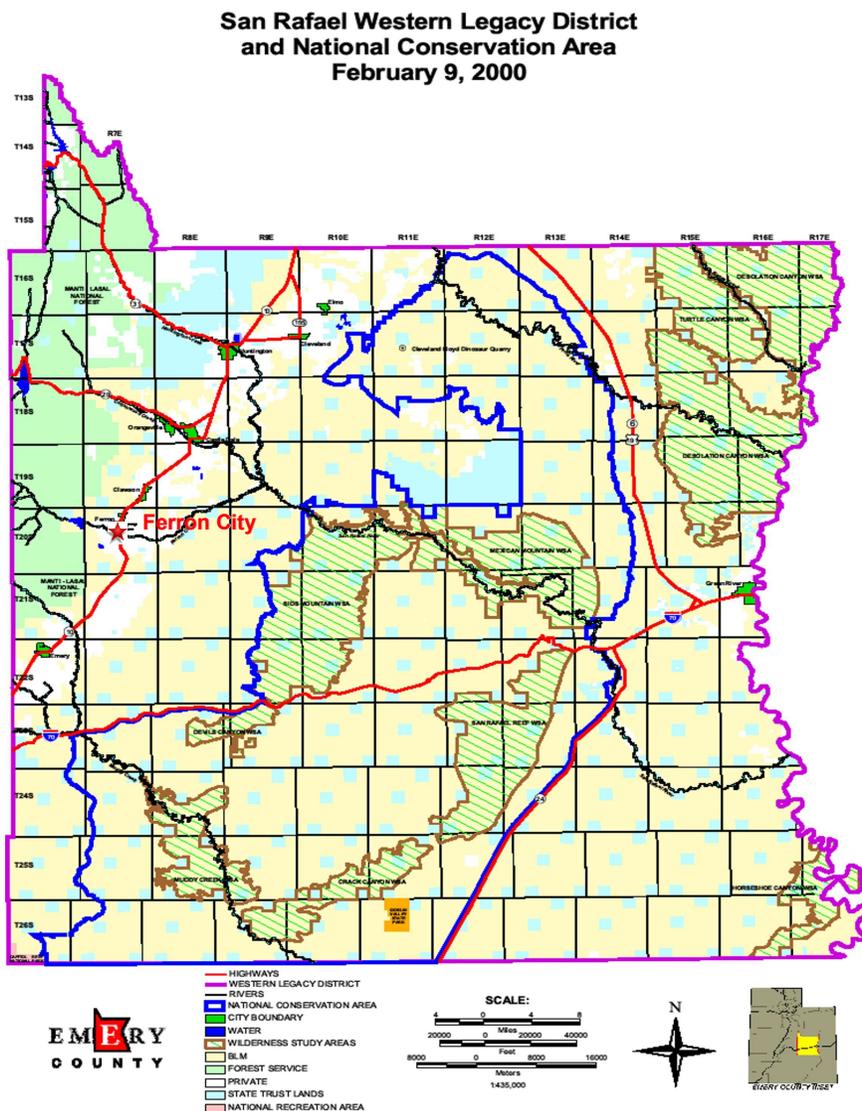


Figure 2-4
Environmentally Sensitive Areas
Source: Emery County



2.5 SPHERES OF INFLUENCE

Areas of Influence are areas that the City needs to be actively monitoring because of the affect they may have on the City or that the City may have on these areas. Such areas as the hills above the City, below the reservoir, the Agricultural lands surrounding the City, the forest to the west, the San Raphael Swell and Castle Valley to the east. Circumstances may occur that may cause a change in the status of some portions and they may become of elevated concern to Ferron City in the future. Areas of influence may include:

-  Agricultural areas
-  Commercial, Business, Institutional areas
-  Manufacturing/Industrial areas
-  Parks/Open Spaces
-  Residential areas
-  Transportation corridors
-  Vacant and abandoned property
-  Public Utilities and water
-  Public lands
-  Watershed and flood plans
-  Viewsheds and Viewscapes

2.5.1 Farm Lands of Local Importance

Lands not identified as having national or statewide importance, but identified by the City as having importance to our community for the production of food, feed, fiber, forage, and oilseed. A strong agriculture followed by strong manufacturing capacity, a strong service sector, and strong technology and information sectors are all essential to the long range success of communities. Ferron lies in the midst of beauty, magnificance and serenity. Green fields in the spring and summer, autumn leaves and snowy vistas in the winter are far more beautiful the the side of a house or business. They are part of our heritage, of who we are, and it is important that we preserve farmlands of local importance.

2.5.2 Millsite Reservoir

Although not part a part of the City, Millsite Reservoir it is vital to the City’s well being that the City be involved in any discussion and decision making process regarding the use of the dam its future maintenance and/or modification. The encouragement of water sports activity at Millsite State Park is to the advantage of the economy of the City and its residents.

When the reservoir is at sufficient level a number of water sports may be enjoyed including recreational boating, sailing, water skiing, parasailing, windsurfing, wakeboarding, swimming, fishing, and jet skiing. These activities present opportunities for residents to establish businesses catering to these forms of recreation and to economically exploit them by inaugurating annual water sport oriented competitions.

2.6 ANNEXATION

Under Utah State Law individual landowners in unincorporated areas contiguous to a municipality may have their land incorporated into a municipality and municipalities can expand their area of incorporation through annexation in other words, annexation is a process by which the boundaries are extended to incorporate additional unincorporated lands into a City. Residents of



Chapter 2 – Land Use

a newly annexed area become citizens of the City and share in the benefits and responsibilities of that citizenship.

In compliance with Title 10-2-401.5 of the Utah Code Annotated, certain unincorporated areas surrounding Ferron City’s current boundaries have been identified for possible future annexation and their potential land use designations are shown on the Ferron City’s Annexation Map (Figure 2-5). The application of the recommended land uses for those properties which seek annexation will insure well-planned and cohesive growth which is supports the Mission and Vision Statements articulated in this General Plan. The identification of potential annexation lands and annexation policies are outlined in the Ferron City’s Municipal Corporation Annexation Policy Plan, attached and incorporated into this plan as Appendix F. It is anticipated that as Ferron City grows both the Annexation Map and Policy Plan will change but these changes will always reflect the Mission and Vision Statements.

2.7 IMPLEMENTATION

The zoning and subdivision ordinances, as found in the Ferron City Zoning Code, shall be the instrument to carry out the land use element of the “Plan”. These ordinances may be supplemented and supported by other sections of the Ferron City Code which may also carry out parts of this element. Changes may be made according to the amendment procedures defined in the Plan.



Map 3: Ferron City Proposed Annexation, Development Areas and SOI

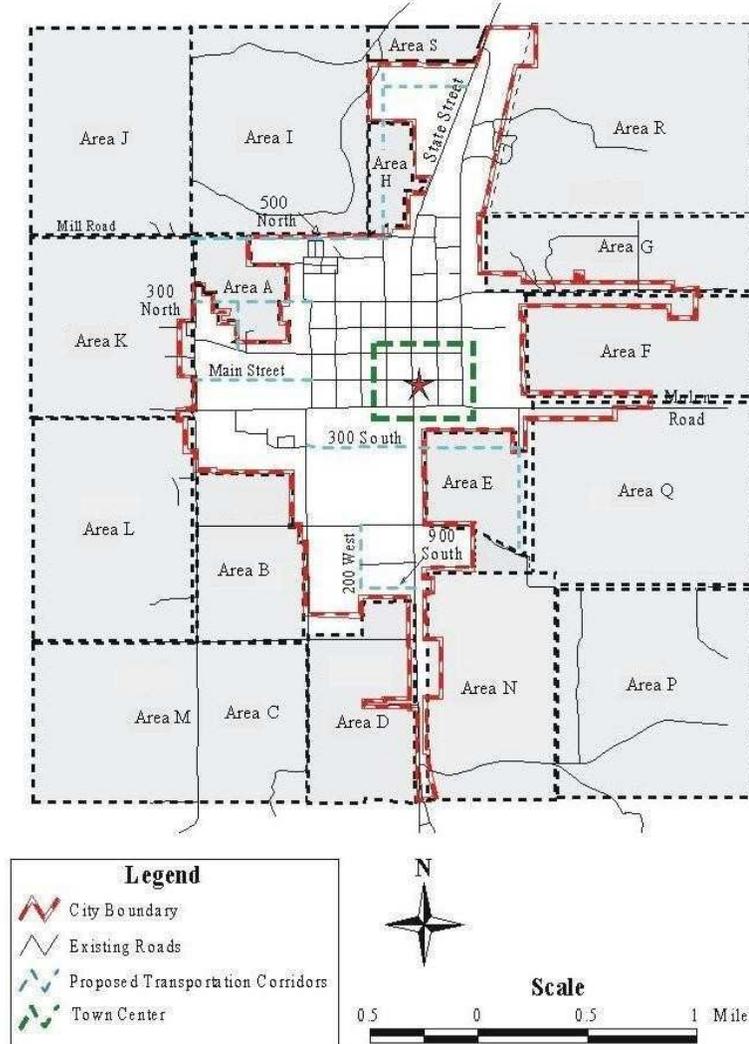


Figure 2-5
Proposed Annexation Areas

Chapter 2 – Land Use



General Plan



General Plan

Chapter 2 – Land Use

CHAPTER 2 - LAND USE GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget	
1. Promote an attractive, stable, and economically sustainable environment throughout the City of Ferron.	A. Develop standards that ensure attractive, stable non-residential land uses.	i. Review and re-write the Ferron City Zoning Ordinances, including zoning classifications and development standards, for non-residential uses and consolidate and streamline language in the ordinances and include illustrative diagrams where needed.	Planning Commission	City Council	Year 0-1	TBD	
	B. Institute policies which are responsive to new businesses and industries that provide diversity to Ferron's economic base, use local resources and are sensitive to communal environmental concerns.	i. Establish and maintain comprehensive, responsive and streamlined permitting process for new site plans.	Planning Commission	City Council	Year on going	TBD	
	C. Plan and Develop a business and industrial park in Ferron City possibly owned and operated by the city.	i. Establish and assess the need for a for a business and industrial park.	Planning Commission	City Council	Year 0-2	TBD	
	D. Promote regional shopping areas adjacent to State Street.	ii. Prepare and adopt a plan for a Ferron City business and industrial park	Planning Commission	City Council	Year 0-2	TBD	
	E. Encourage existing commercial uses to improve and maintain buildings and landscaping .	iii. Acquire land and oversee the development and promotion of a Ferron City Business and Industrial Park	City Council	Planning Commission	Year 0-10	TDB	
		i. Encourage shopping area development along State Street.	City Council	Planning Commission	on going	TBD	
		i. Inaugurate, continue, and constantly improve pro-active zoning ordinance enforcement.	City Council	Planning Commission	on going	TBD	
		A. Promote desirable and compatible mixtures of residential densities throughout Ferron City.	i. Maintain the character of established single-family residential areas while providing for a mix of multifamily uses in designate areas of the city.	Planning Commission	City Council	on going	none
2. Promote attractive, stable, and safe residential neighborhoods.							



General Plan

Chapter 2 – Land Use

CHAPTER 2 - LAND USE GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget	
	<p>B. Require good traffic circulation patterns from residential streets to collector streets in all new residential areas which facilitate good traffic flow and pedestrian safety.</p>	<p>i. Establish and continually update development standards for all applicable street designs to include traffic calming devices and philosophies for neighborhood streets.</p> <p>ii. Discourage the development of dead-end and Cul-de-Sac streets and encourage the development thru streets to insure the even distribution and flow of traffic.</p>	Planning Commission	City Council	Year 0-1	TBD	
			Planning Commission	City Council	on going	none	
	<p>C. Foster enhanced neighborhood stability and beautification through enforced maintenance of private property.</p>	<p>i. Encourage property maintenance through rigid, pro-active zoning enforcement.</p> <p>ii. Establish and encourage citizen participation of voluntary neighborhood beautification programs.</p>	City Council	Planning Commission	on going	none	
			City Council	Planning Commission Neighborhood Beautification Committees	on going	TDB	
<p>3. Preserve the rural, small town feel of Ferron through the preservation of open spaces in developed areas of the City through intensive and continuing land use planning.</p>	<p>A. Include ordinances which result in open space preservation in new developments in the Ferron City Zoning Code.</p>	<p>i. Incorporate language in the small and large subdivision development ordinances which require inclusion of parks and open space preservation in all subdivision development within the City.</p> <p>ii. Incorporate an ordinance into the Ferron City Zoning Code regulating the preservation of environmentally sensitive areas.</p>	Planning Commission	City Council	Year 0-1	none	
			Planning Commission	City Council	Year 0-1	none	
	<p>B. Encourage private land owners to preserve open spaces</p>		<p>i. Explore preservations methodologies such as Transfer of Development Rights (TDR) programs for possible adoption.</p> <p>ii. Hold public meetings to educate private land owners with public and private lands trust policies.</p>	Planning Commission	City Council	Year 0-2	none
				City Council Planning Commission	Public and Private Lands Trust Agencies	on going	none



General Plan

Chapter - 3

Rural Design

3.1 INTRODUCTION

Well planned and executed Rural Design improves both the aesthetics and functionality of a community. It can instill a “sense of place” and identity for a community and creates the image of the community which drives non-residents to visit for recreation, for economic exchanges, for relocation, or for establishment of businesses. The focus of this chapter’s objectives will be towards the visual design and image of the community.



Key

Points

-  **Town Center and Business Corridors**
-  **Streetscape Improvements**
-  **Signage**
-  **Community Design**

3.2 TOWN CENTER AND BUSINESS CORRIDORS

A common factor shared by successful and economically vital communities are the aesthetics and economic vitality of their downtown areas and business corridors. Ferron City’s “downtown”/“Town Center” district is generally accepted as those blocks immediately surrounding the intersection of State (SR 10) and Main Streets. This “Town Center” district presents a myriad of opportunities and challenges for rural revitalization, re-design and community improvement including demolition of derelict buildings, restoration of historic building facades, and installation of streetscape elements.

3.3 STREETScape IMPROVEMENTS

The quality of life and economic vitality of Ferron can be positively affected by a focused, effectively designed and executed streetscape plan.

WHAT IS A STREETScape?

In its simplest definition a streetscape can said to be a “facelift” for a community; it can beautify and soften city streets and invites pedestrian traffic by “humanizing” traditional design characteristics of street design which were focused on the rapid flow of traffic through an area . The guiding principles of streetscape design revolve around making a community’s main street, its downtown, a street were people want to congregate, a street people want to use, a street were a community’s personality is defined.

Basic streetscape elements can be roughly divided into three categories:

-  landscaping – trees, plants, grasses, ground covering.
-  hardscaping – sidewalks, rocks, and special surface treatments



Chapter 2 – Land Use

General Plan

street furniture and fixtures – benches, planters, decorative garbage receptacles, drinking fountains, outdoor clocks, themed signs, monuments, statues, antique/designer street lighting, banners, and special architectural features.

Several options present themselves when considering designing a streetscape for Ferron's downtown and business corridors which mix various combinations of basic streetscape elements. In all decisions regarding streetscape elements, monuments, and architectural elements energy efficiency and low maintenance shall be given equal importance with esthetics of design.

Ferron City's motto "*Home of Peach Days*" and the city's Peach centered logo should be a predominate feature, as appropriate, of all streetscape elements installed.

The challenge of a successful streetscape project for Ferron is the need to maintain such access and traffic flow as is necessary to conduct commerce (especially on State Street) while also providing a leisurely setting for foot traffic (especially on east west streets). The benefits of streetscaping Ferron's downtown and business corridors are:

- Vehicular traffic is calmed
- Investment appeal and quality development expand as the attractive, inviting commercial district is created
- Business activity increases in areas previously run down
- Increased pedestrian traffic is encouraged in a people friendly environment dressed with shade trees, plantings, theme lighting, and benches
- An increase in property values and related tax revenues, and increased community pride and sense of place.

These changes can result in increases in property values and related tax revenues; an increased community pride and sense of place as well as an improvement in the overall aesthetic value. It is the intent of the City to enhance the aesthetic appearance of the Town Center to create a more attractive business climate.

3.3.1 Town Center

The junction of State and Main streets is the most economically and historically important corridor in the community. This square formed around this junction running north to 200 North, south to the South entrance to the Fairgrounds, east to 200 East and west to 300 West is considered the "Town Center" with State Street (U-10) and Main Street (100 North) being considered the primary streets in the Ferron Town Center (see *Figure 3-1*). Essential to the economic vitality and effectiveness of a downtown revitalization project is the necessity of paying special attention to the maintaining and upgrading the appearance and ambiance of this district. The district described by this square should be assigned the highest priority for streetscape improvement projects in Ferron. Streetscaping within the Town Center should incorporate sidewalks and curbs and gutters as well as other beautification elements consistent with a thriving business community. The architectural theme of this area should invoke the feel of a small, country town as its design concept with all building facades and streetscapes reflecting this theme. Movement towards this architectural theme will be evolutionary over time as new buildings are erected and existing structures are renovated. Owners of existing structures will be encourage to modify the facades to incorporate this theme. The City should form a Citizens Town Center Committee which, under the supervision of the Planning Commission, will undertake to secure grant funding to finance this downtown renovation and assist the Planning Commission with design/Streetscaping considerations.



Ferron City Center

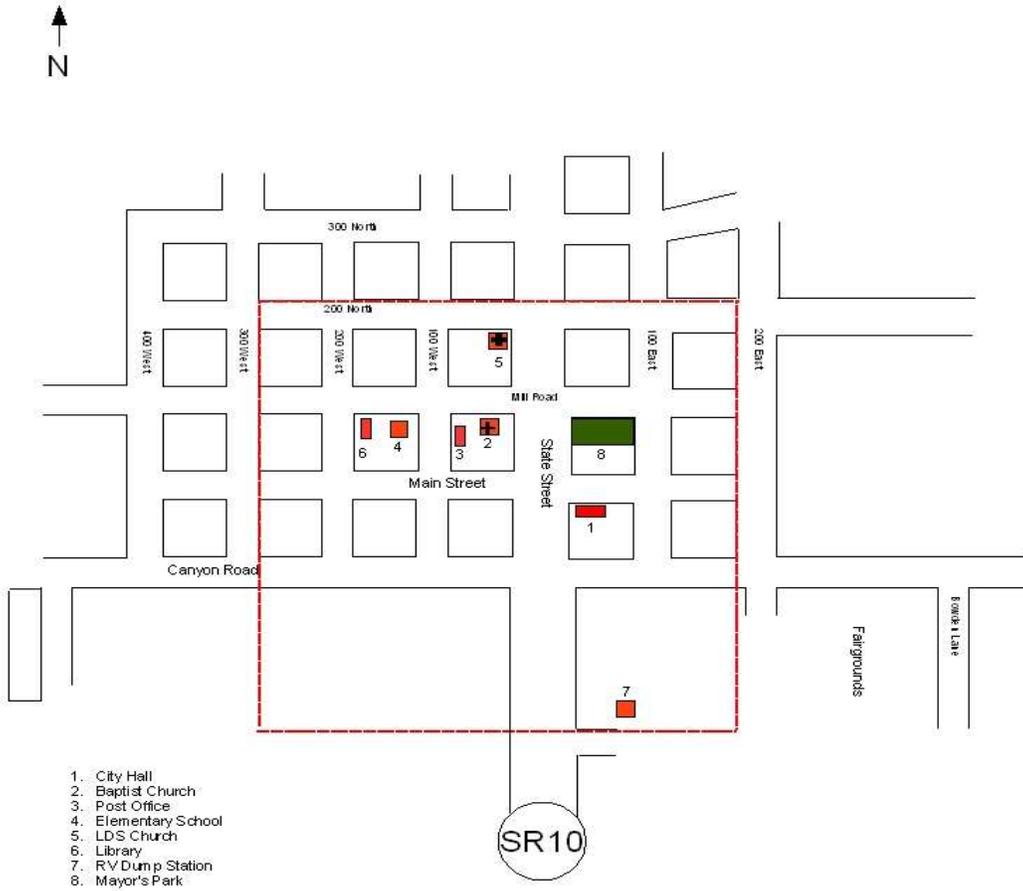


Figure 3-1
Town Center



3.3.2 Revitalization

Essential to the economic vitality and effectiveness of a downtown revitalization project is the necessity of paying special attention to the maintaining and upgrading of the appearance and ambiance of this district. The district (see *Figure 3-2*) should be assigned the highest priority for streetscape improvement projects in Ferron. The City will establish design criteria and architectural elements that will define the character of building facades and hardscapes in both the downtown area and the entire Town Center zone. The architectural theme should maintain a small country town design concept with all building facades and streetscape elements compatible with that image. All streetscaping, public monuments, and architectural elements should be low maintenance and as energy efficient as practical at the time of implementation. The modification of existing fascades that do not conform to the architectural theme of the Town Center will be strongly encouraged by the City. New structures in the Town Center will be required to conform to the design theme.

The design of an effective sign program for the Town Center is required in order to enhance the homogeneous quality of the hometown cultural atmosphere of Ferron.

3.3.3 Signage

Sign regulation is one of the most powerful actions a community can take to make an immediate, visible change in its physical environment. Properly drafted and enforced sign controls can reinforce the distinctive design quality of the entire community. Like a business, a community's image and how it looks often correspond with its economic vitality. In this vein expanded signage regulation should be incorporated into Ferron City's Ordinances to eliminate misused, poorly planned, oversized, inappropriately lit, badly located, and dilapidated signs and to avoid "sign over crowding". This effort will be complemented with increased enforcement.

3.3.4 Entryways

First impressions often set the tone for how visitors view a community. This having been said entryway beautification is key to creating a positive first impression on visitors to Ferron and will set the tone for the beautiful, progressive, and thriving community Ferron needs to become. An entryway beautification improvement project for Ferron can included many types of streetscape features but the one providing the most immediately effective impact are professionally executed, well landscaped welcoming monuments at the north/south extents of the city. These monuments should portray the City logo and motto, predominate the roadside and be well landscaped and well lighted at night to confer the impression on travelers along SR10 that they are entering a thriving community which is a destination not just a place.

3.3.5 Parks and Recreation

The Mayor's Park, the Fairgrounds and sites for future development such as the suggested Nature Park south of the Fairgrounds, several picnic areas, other recreation sites are discussed in more detail in Chapter 7. A Fairgrounds Specific Plan, a Parks and Recreation Specific Plan and a Golf Course Specific Plan shall be added to this Plan as an addendum.



3.3.6 Urban Forestry

A significant role in the streetscaping of a district is played by trees or Urban forestry. Good Rural design of a Town Center should incorporate abundant tree plantings. Water conservation techniques shall be of paramount concern in the City, with drip irrigation systems utilized where appropriate to meet this goal. This design feature is especially important along the north/south corridor of the city (SR10) where large caliper trees should be planted at regular intervals to soften the look of this heavy traffic corridor and give it the feel of a tree lined suburban street rather than the high traffic corridor it is.

3.4 Community Design

One of the visual appeals of Ferron is the openness of its neighborhoods - the distinct lack of walls around properties is one of the friendly characteristics of the city. The lack of walls lends itself to "neighborliness" and as such, it should be the intent of the City to encourage this most desirable characteristic by restricting the use of walls within the city. Short open style fences such as chain link or picket style fences would be the desired type of fencing when necessary.

The City intends to continue the City Beautification Program and encourage residents to remove refuse, dead trees and vegetation, junk cars and other unusable or unsightly items from their property.



Ferron City Downtown

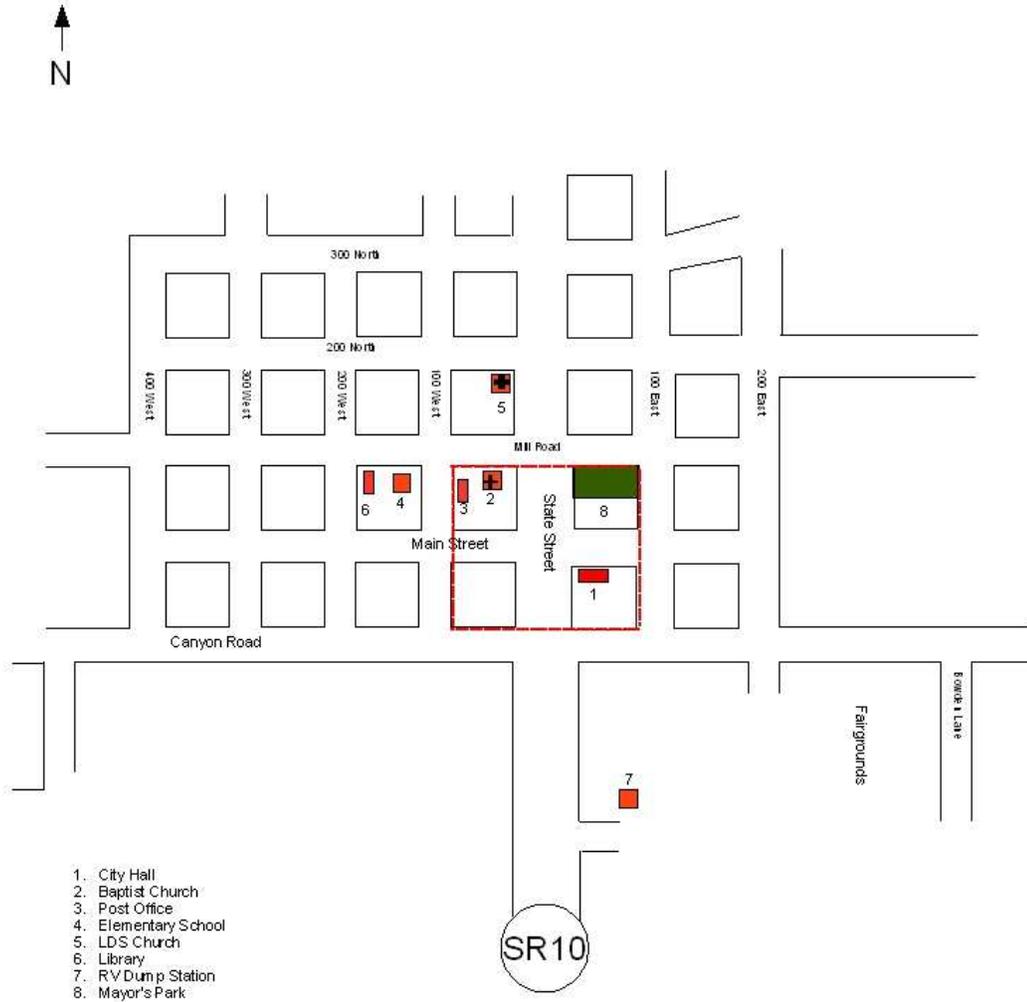


Figure 3-2



Chapter 3 – Urban Design

General Plan

CHAPTER 3 - RURAL DESIGN GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
1. Create a community design, environment, and sense of place that is unique to Ferron.	A. Improve the public image of Ferron as a destination by placing well-designed entrance monuments (signs), lighting, and landscaping at the north/south entryways to the city.	i. Form an Citizen's Entryway Monument Committee	City Council	City Council	Year 0-1	none
		ii. Design an entryway monument	Citizen's Entryway Monument Committee	City Council	Year 0-1	TDB
		iii. Issue RFPs for manufacturer/installation of entryway monuments and establish budget	Citizen's Entryway Monument Committee	City Council	Year 0-1	TBD
		iv. Identify a funding source (grant) for the entryway monuments	Citizen's Entryway Monument Committee	City Council	Year 0-2	TDB
		v. Apply to funding agency for funds (grant)	Citizen's Entryway Monument Committee	City Council	Year 0-3	TDB
		vi. Select entryway manufacturer	City Council	City Council	Year 0-5	TDB
		vii. Install entryway monuments	Selected manufacturer	City Council	Year 0-5	TDB
		viii. Issue RFP for entryway monument lighting	Citizen's Entryway Monument Committee	City Council	Year 0-5	TDB
		ix. Select lighting contractor	City Council	City Council	Year 0-5	TDB
		x. Install entryway monument lighting	Selected contractor	City Council	Year 0-5	TBD
		xi. Landscape entryway monument	City Maintenance	City Council	Year 0-5	TBD



General Plan

Chapter 3 – Urban Design

CHAPTER 3 - RURAL DESIGN GOALS								
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget		
Create a community design, environment, and sense of place that is unique to Ferron (cont.)	B. Increase pro-active actions in the enforcement of City ordinances that promote an attractive Rural environment.	i. Review and update Ferron City's Planning ordinances to include provisions supporting the "Plan's" Rural design goals	Planning Commission	City Council	Year 0-1	none		
		ii. Proactively enforce Ferron's Zoning Ordinances	City Council	Planning Commission	on going	none		
	C. Promote Town Center establishment, beautification/streetscaping	i. Formally designate the Town Center	City Council	City Council	Planning Commission	Year 0-1	none	
		ii. Create a Citizens Town Center Committee to identify sources for funding for downtown streetscaping, to develop grants to acquire funding.	City Council	City Council	Planning Commission	Year 0-1	none	
		iii. Develop recommendations for downtown theme and streetscaping	Citizens Town Center Committee	Citizens Town Center Committee	City Council Planning Commission	Year 0-1	none	
			iv. Identify sources for funding of downtown streetscaping	Citizens Town Center Committee	City Council	Year 0-2	none	
			v. Solicit RFPs to implement accepted Citizens Town Center Committee recommendations establish project budget	City Council		Year 0-2	TBD	
			v. Apply for funding (grants) based on RFPs for Town Center streetscaping	Citizens Town Center Committee	Citizens Town Center Committee	City Council	Year 0-3	TBD



General Plan

Chapter 3 – Urban Design

CHAPTER 3 - RURAL DESIGN GOALS

Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
Create a community design, environment, and sense of place that is unique to Ferron (cont.)	Promote Town Center establishment, beautification/streetscaping (cont)	vi. Select Contractor(s) to execute downtown streetscaping	City Council		Year 0-5	TBD
		vii. Execute downtown streetscaping	Selected Contractor	Citizens Town Center Committee City Council Planning Commission	Year 0-6	As dictated by successful bid and acquired funds
		viii. Extend theme to entire City Center Zone	Planning Commission	City Council Property Owners Contractors	on going	TDB

Chapter 3 – Urban Design



General Plan

Chapter – 4
Economic Development

4.1 Introduction

The ability of a municipality to provide services to its citizenry is dependant on the economic vitality of the underlying tax base. This tax base is made up of sales taxes, transient room taxes, property taxes, and utility taxes amongst others. As of FY 2007, because of the absence of a real commercial and/or industrial/manufacturing component within the city's economic base, Ferron City's revenues were derived almost exclusively from property and utility taxes. In order for Ferron City to provide necessary and ancillary services that citizens expect without increased, perhaps overburdening taxes, it needs to foster a diversified, dynamic economy. A sustainable level of economic growth will also translate into increasing employment opportunities within the community, have a positive impact on community sustainability, and lead to a reduction of imported goods and services. A reduction in the importation of goods and services will strengthen the community's ability to survive both economically and environmentally and provide an opportunity to export goods and services to nereby communities.



Key Points

-  **Economic development**
-  **Tourism**
-  **Attracting new businesses/expanding existing businesses**
-  **Sense of place/community image**
-  **Downtown revitalization**

It is interesting to note that more than half of the residents of Ferron rated as important in the survey taken in 2006.

Number of Respondents	117	
1. Economic Development	86	73.50%
2. Main street/city center redevelopment	70	59.83%
3. Locations and types of commercial development	68	58.12%
4. Recreation facilities	67	57.26%
5. Locations and types of industrial development	64	54.70%
6. Tourism	62	52.99%

Table 4-1
Top Six Survey Results



4.2 Economic Development

Farming and stock-raising have been Ferron City's and Emery County's economic mainstays through out most of their history, however, since the boom decade of the 1970's, with the construction of the Huntington and Hunter Power Plants and the development and expansion of coal mining operations to fuel their massive steam-electric generating units and exportation, the two entities' economic well being and growth have been closely tied to fluctuations in the coal and power industries. Fully 60% of the available civilian workforce of the county is employed by and are dependant upon the mines, power plants or ancillary services that support the mines and power plants. This lack of economic diversity has proven deadly to the county's and the city's economic viability.

As the coal mining industry has gone into decline over the course of the past few years the economic health of the county has followed in direct propotion. Local service businesses are struggling and failing in direct response to the the exodus of residents out of the area seeking employment and the decline in disposalable income in the remaining population. In other words Emery County is becoming a county composed of communities struggling to just survive with little hope of economic improvement, Ferron City is one of these communities. Immediate action in the form of economic development is needed to stem Ferron's downward spiral, the loss of revenues, and to expand its tax base, increase employment opportunities, and diversify its economic base.

As is noted in Table 4-1 above, the top item of concern to Ferron residents is economic development. They want jobs to come into the community and they want redevelopment of the City Center. Actually if you look more closely, all of the top six items are associated with improving the economy. Two ways to accomplishment this are to increase the opportunities for attracting new businesses either from without the city or from resident entrepreneurship, and to stimulate the economy for existing businesses. Ferron is faced with a dicotomy, how to improve its economic circumstance while maintaining its friendly small town atmosphere.

The City should seek to better leverage our state's economic development resources and align those efforts with those of our community and private sector recruitment initiatives by:

- ④ Developing a Vision and Plan for the Town Center
- ④ Developing a list of target companies for recruitment
- ④ Identifying and building of our local assets
- ④ Determining to the best of our ability just who is our target market.
- ④ Building and strengthening a strong Public/Private Partnership
- ④ Reaching out to target companies
- ④ Enhance and develop the Town Center sense of place
- ④ Providing competitive tax incentives
- ④ Capitalizing on current economic trends
- ④ Ensuring any recruitment effort serves to strengthen existing businesses



4.2.1 Ferron City Economic Development Fund

An effective tool for assisting new business ventures and the expansion of existing businesses will be found in the Ferron City Economic Development Fund, administered by the Ferron City Council. The Fund will be a revolving loan program, funded by a USDA Rural Business Enterprise grant, which will provide financial assistance in the form of low interest loans primarily to city residents but will also be available to non-residents who wish to establish businesses within Ferron City limits and who agree to keep their business in Ferron City for the life of the loan. The City’s program will emphasize the need for loan recipients to improve local property values, generate employment and increase local economic activity. The fund will be overseen by the Ferron City Economic Development Committee who will initially apply for the grant and after the Fund is funded will conduct loan interviews and make loan recommendations to the city council.

4.2.2 Ferron City Economic Development Plan

Ferron City is interested in pursuing a healthy, sustainable level of economic growth as a means of expanding its tax base without degenerative impact on the community’s quality of life and with minimal impact on the environment. To this end, a Ferron City Economic Development Committee is to be established which will work in concert with the Emery County Economic Development Council and the Emery County Economic Development Department. The committee will be charged with the preparation of an Economic Development Plan to be followed by the City and through the establishment of a Ferron City Economic Development Fund.

Initially, the City’s economic development committee and plan should focus on:

- 🔑 Promoting tourism to Ferron and regional attractions, and
- 🔑 Continuing and improving upon assistance programs and funding for the retention and development existing businesses,

However, while tourism is a natural match to our locale, community personality, and a “gateway” industry to begin and build a healthy economy, it should not be the only industry the City depends on; the economic development committee needs to remember that tourism is, for our community, a “gateway” industry. Once established revenues derived from tourism and tourism support businesses should be viewed as the “seed” monies the City uses to:

- 🔑 Encourage the attraction and development of business and industry that offer Ferron new jobs and diversified economic vitality while,
- 🔑 Improving the image of the community as a great place to live, work and play

The City government and the economic development committee must always bear in mind that sustainability of a sound, diversified economy is the desired end product of their efforts in economic development.



4.3 TOURISM

Tourism, in particular destination tourism, translates into jobs and business opportunities for local residents, increased revenues for local merchants, and increased tax revenues for municipalities with little culture changing impact on the community; in short, tourists come to a community, recreate, and return to their homes, hopefully with good memories of the community and a desire to return, leaving their money behind.

Destination tourism and transient visitors should be important factors in the development of a strong, diverse economy for Ferron City. The topography surrounding Ferron is well known to recreation seekers, particularly those from the Wasatch front, who seek to flee the hustle and bustle of urban life and escape to “the wilderness” to relax. Each year tourists descend on Ferron and the Southeast region of Utah to engage in the unique, and sometimes seasonal, recreational opportunities found in this region; this is an immutable fact.

Common recreational activities that are found in the Ferron area and which can be capitalized on and further developed are:

-  The Arapeen ATV Jamboree
-  ATV adventures in the local dessert and the mountains
-  Bouldering
-  Butch Cassidy's hideout
-  Cowboy Poetry and BBQ at the 777 Ranch
-  Castle Valley Pageant
-  Equestrian Endurance Rides
-  RV and tent camping
-  Millsite State Park
-  Fishing in local lakes, reservoirs and streams
-  Hunting
-  Southeastern Utah Regional Jr. Stock Show
-  Visiting National Parks and Forests
-  Ferron Peach Days celebration
-  Snowmobiling
-  Hiking
-  Horseback riding in the dessert and the mountains
-  Geo-caching
-  Backpacking
-  Mountain Biking
-  The Cleveland-Lloyd Dinosaur Quarry
-  Castle Dale Pro Rodeo
-  Rock climbing and rappelling
-  Stock Show
-  Star Gazing
-  Peach Days
-  San Rafael Museum
-  The San Rafael Swell



Chapter – 4 Economic Development

General Plan

Gymkhana Equestrian Events

However, the economic opportunities represented by these recreators are lost without an adequate tourism support infrastructure. The development of a tourism infrastructure will be an important component of the City's overall economic development strategy.

In support of the tourism component of the Economic Development Plan the municipal government shall encourage tourism support businesses such as:

-  Hotels/Motels
-  Restaurants
-  Guide services/Outfitters
-  Fishing
-  Hunting
-  ATV
-  Horseback
-  Recreational Equipment Rental
-  ATV
-  Motor Cycle
-  Snowmobile
-  Peddle Crafts
-  Jet Boats
-  Small Water Craft

The City should entertain the concept of having a dedicated Public Relations person and/or Travel, Tourism and Business Ombudsman to promote the recreational aspects of the region when and as the position becomes necessary.

County Indicator	2004	2005	2006	%Change 2005-2006	State Ranking
DEMOGRAPHIC					
Population	10,493	10,491	10,438	-0.5%	19
Total Non-Ag Employment	3,739	3,805	3,937	3.5%	19
Non-Ag Avg Monthly Wage	\$2,883	\$3,087	\$3,302	7.0%	1
Per Capita Income	\$20,032	\$22,080	\$23,434	6.1%	21
Unemployment Rate	7.4%	5.2%	3.5%	-32.7%	9
SPENDING & EMPLOYMENT					
Spending by Travelers (Millions)	\$42.3	\$46.8	\$40.6	-13.2%	17
Travel & Tourism Related Employment	834	890	774	-13.0%	17
TOURISM TAX REVENUES (000s)					
Local Tax Revenues from Traveler Spending	\$4.0	\$4.4	\$4.0	-9.1%	23



Chapter – 4 Economic Development **General Plan**

Transient Room Tax	\$141.7	\$168.9	\$167.7	-0.7%	17
Restaurant Tax	--	--	--	--	--
Car Rental Tax	--	--	--	--	--
Gross Taxable Retail Sales (millions)	\$128.4	\$138.6	\$182.2	31.5%	18

REGIONAL VISITATION COUNTS

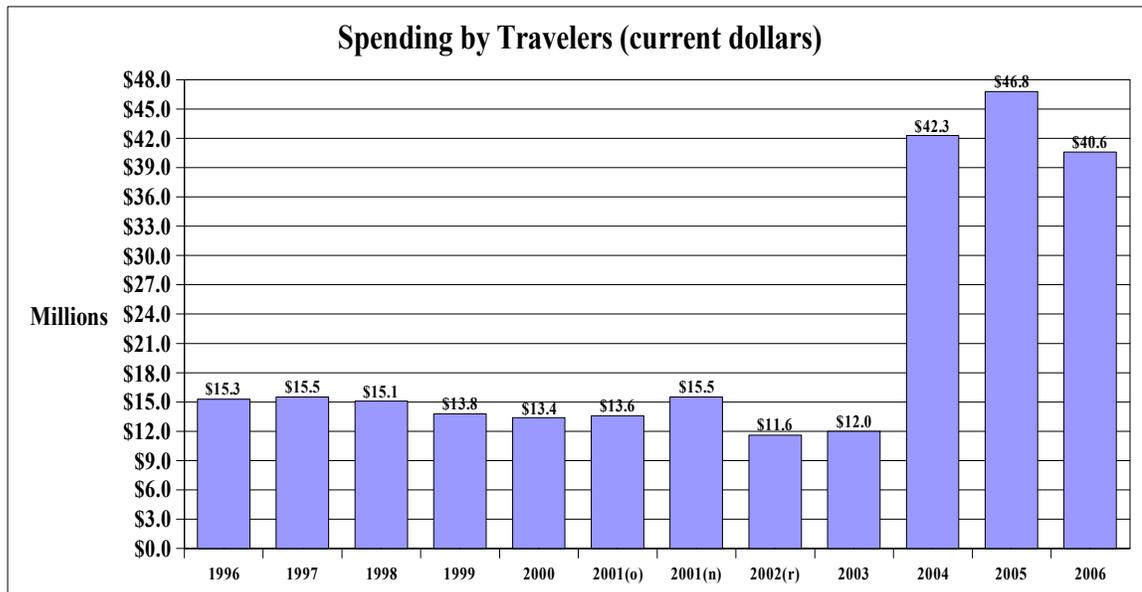
I-70 UT/CO Traffic Count	2,280,155	2,248,400	2,390,750	6.3%
Arches N.P.	733,129	781,667	833,046	6.6%
Capitol Reef N.P.	551,910	550,253	513,702	-6.6%
Canyonlands N.P.	371,706	393,672	413,587	5.1%
Green River S.P.	38,196	20,937	22,857	9.2%
Scofield S.P.	103,336	78,276	102,276	30.7%
Goblin Valley S.P.	58,190	56,597	30,081	-46.9%
Huntington S.P.	37,835	54,833	47,848	-12.7%
Millsite S.P.	21,856	28,044	20,353	-27.4%

Please note the Millsite State Park had the lowest visitor count for the survey period.

Table 4-2
Travel and Tourism Demographics

4.3.1 Targeting

The majority of overnight leisure travelers in Utah can be described by the key lifestage, the 18-34, Family segment which represents 25% of the State’s market. While this segment describes the primary market in Utah, the 55+, Hi Free lifestage is also a favorable target, because of the volume it represents, as well as its spending potential. The 55+, Hi Free segment represents 21% of all overnight leisure spending in Utah, compared to 20% by the 18-34 family segment.





Chapter – 4 Economic Development **General Plan**

Table 4-3
Spending by travelers in Utah

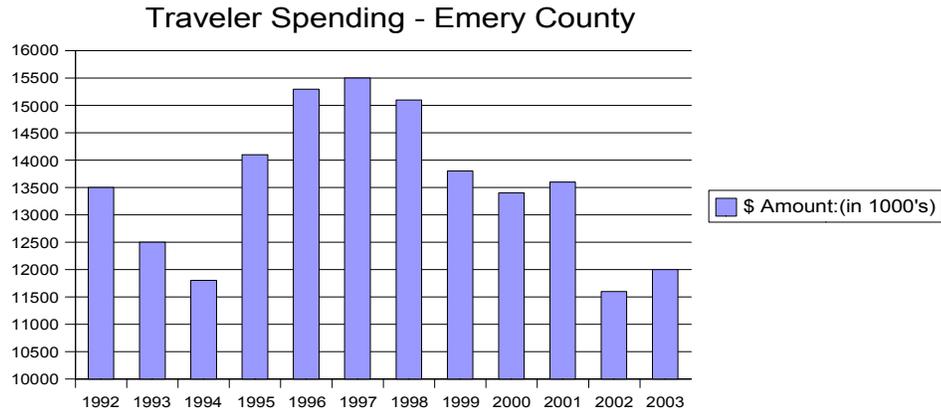


Table 4-4
Spending by travelers in Emery County

84% of spending by tourists in Utah was in the evening hours. It would be in the best interests the City of Ferron to develop an evening infrastructure (venues for people to congregate in the evening). Ferron City should investigate the strategy of combining events so that daytime events and evening events so they may be attended by the same target market.

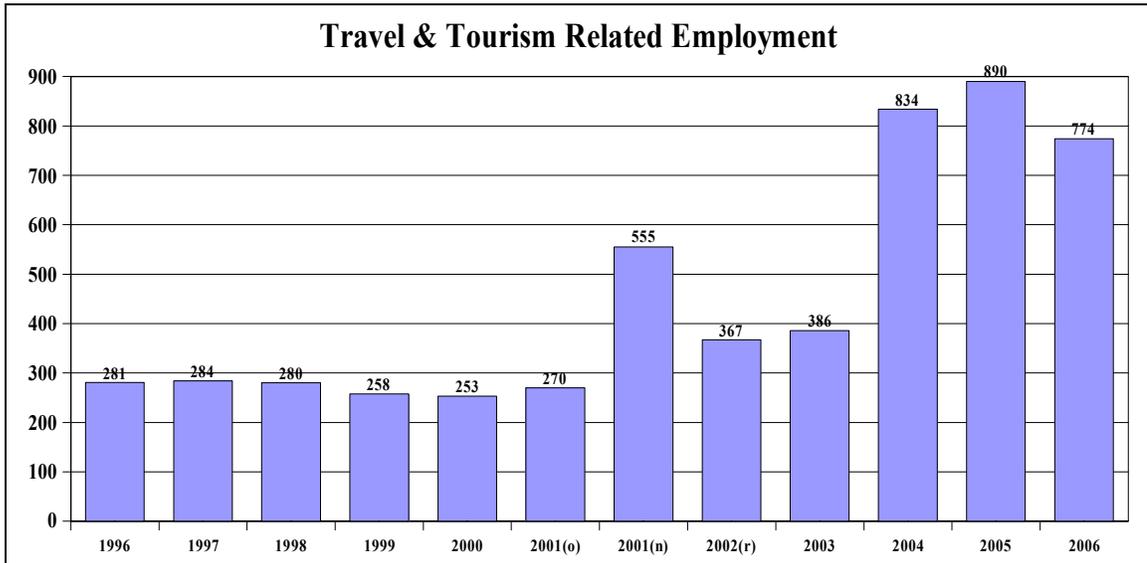


Table 4-5
Travel and Tourism Related Employment in Utah



Travel & Tourism Employment - Emery County

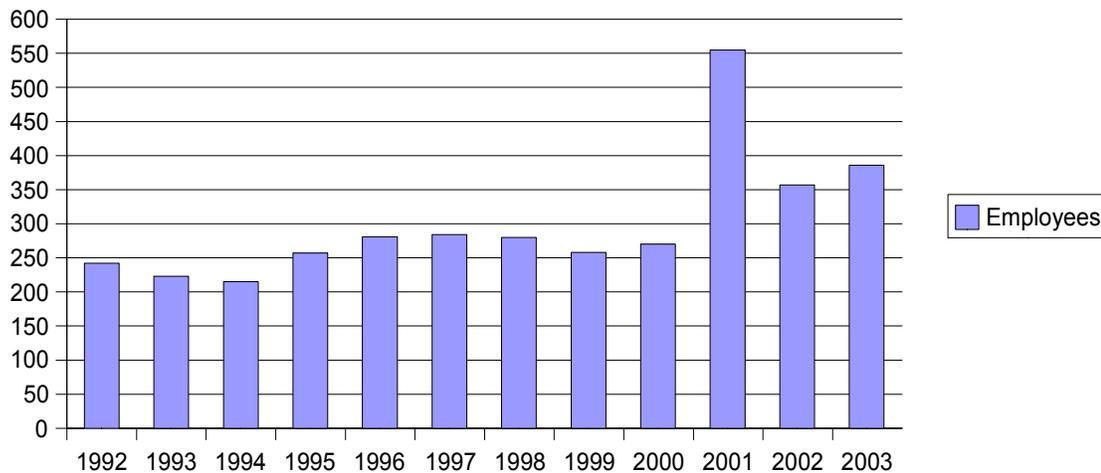


Table 4-6
Travel and Tourism Employment in Emery County

4.4 ATTRACTING NEW BUSINESSES/EXPANDING EXISTING BUSINESSES

Attracting a variety of businesses to Ferron and stimulating growth of existing businesses has the possibility of creating new job opportunities for residents, stimulating local economic activity, and expanding tax revenues to the city. These economic goals will be fostered by the establishment of a Ferron City Economic Development Fund. Emphasis will be placed on non-home based or cottage industries. These types of businesses (home based/cottage industries) tend to be types of businesses that are single owner/employee “hobby” businesses and generate little community wide economic activity, expanded employment opportunities, and tax revenues while non-home based businesses tend to contribute to these community wide economic goals. The development of a small boutique mall/strip where local residents could establish small, inexpensive to operate commercial enterprises should be a long term goal of the municipal government in conjunction with development of a destination tourism element of Ferron’s economic development plan.

The Ferron City Economic Development Committee, should give preference to individuals applying for financing through the Ferron City Economic Development Fund to establish/expand these types of businesses and the committee and the City County should provide the assistance these tourism based businesses need by assisting with providing industry information, licensing, and interfacing with county, state, and federal entities when necessary, etc.

Ferron cannot rely on the coal industry and coal fired power plants for the foundation of its economy. It is essential to Ferron's economic well-being that it become familiar with the coming changes in the nation's energy program and technology in general as gasoline engines become less dominant.

Emery County needs to position itself for the the next decade’s short fall in high skilled workers.



Utah is currently experiencing an increased need for welders, nurses, engineers, machinists, and skilled manufacturing workers. Ferron City needs to position itself to exploit that effort as well being proactive in encouraging the development of entrepreneurial training in the secondary education curriculum, post-secondary business oriented adult education courses, and mentorship programs aimed at enhancing the opportunity for succeeding in business.

4.5 SENSE OF PLACE/COMMUNITY IMAGE

A sense of place is vital to a community’s well being, it is the very glue that differentiates an unrelated grouping of buildings and people from a community of neighbors.

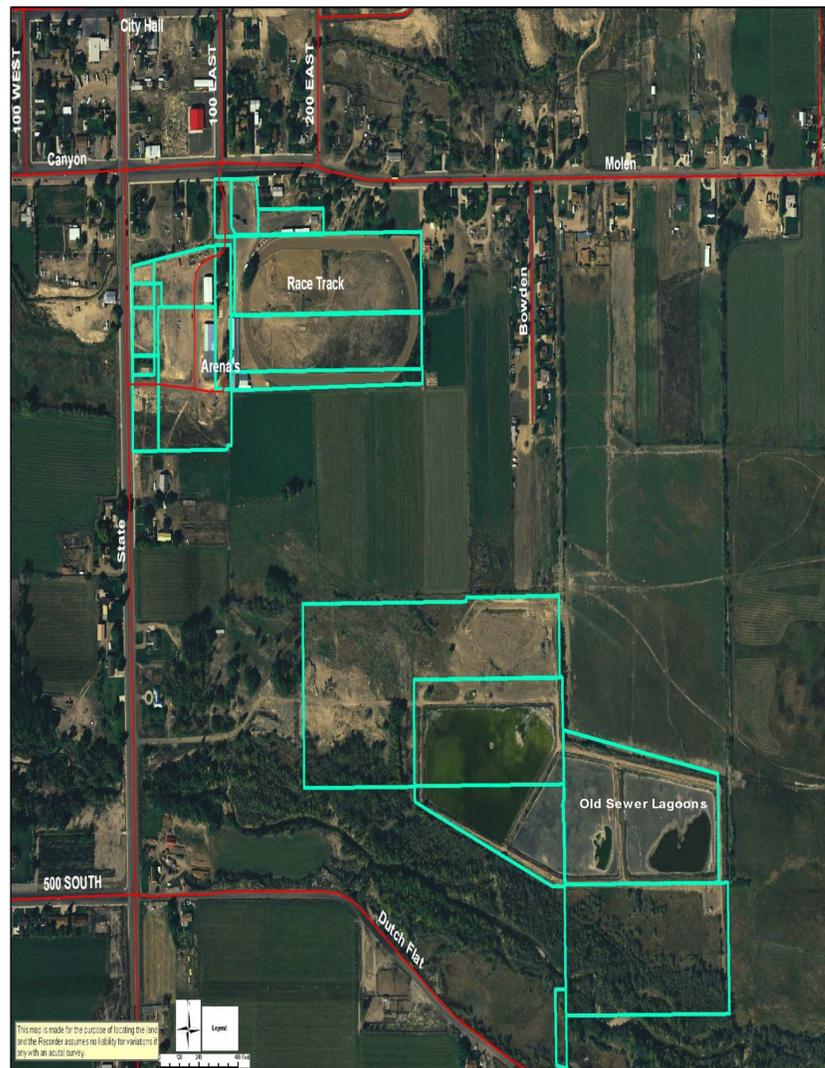
Related to the promotion of tourism and economic development are efforts to improve the image of the community to both residents and to the general, non-resident public. These efforts should “piggy-back” from Emery County’s motto and focus on the community as a great place to live, work, and play and a community which offers opportunities and services in all areas of life. The strong quality of life factors existing in Ferron City should be emphasized. Such factors as its agricultural heritage, small town feel, availability of recreation and outdoor adventures, a low cost of living, a safe atmosphere, and strong educational resources are what have drawn, and will continue to draw, in-migration to Ferron and need to be preserved .

In order to assimilate new residents into our community and help the infrastructure keep up with the population, it is the intention the City to maintain a slower growth rate of 2 or 3%. A 2% annual growth rate will increase the population by about six five-member families, and a 3% rate by about ten families per year. With our current available water supply, Ferron can accomodate an estimated 6500 total residents. Population at this time is approximately 1640 residents. If properly managed Ferron can grow without losing it’s small, hometown atmosphere, and without stressing its population support infrastructure.

Beautification efforts in downtown, along main corridors and at community entryways, as described in Chapter 3, will have significant impact on improving the community image. The City will reap positive, long-term economic benefits from improved community image. It is anticipated that new residents, including both work force and retirement-aged people, will be attracted to make Ferron their home as a result of improved community image. A clean, revitalized, and functional downtown area will cause more travelers to look at Ferron as a nice, fun destination rather than a place to bypass on their way to another venue. Similarly, it can be anticipated that more businesses will look to Ferron City as an attractive community to do business in.

4.5.1 Sewer Lagoon Reclamation

Reclamation of the “old” sewer lagoons (see *Map 4-1*) and the surrounding area as a Nature Park replete with fishing pond and picnic area and linked to the City Center by a “scenic walkway” and an ATV access and should be a prime consideration as an attractive way to reuse this valuable city property, improve the city’s image, and create a peaceful and restful place for residents, visitors, and tourists to spend leisure time.



Map 4-1
Old Sewer Lagoons



4.5.2 Enhancing Our Image of a Town Beautiful

State Street from Mayors Park south to southern boundary of the fairgrounds should be attractively landscaped and the neglected buildings rehabilitated or razed to better establish the Town Center sense of place and enhance the "town beautiful" concept. Debris and deferred maintenance creates an unpleasant image in the mind of the visitor. The property owners along State St. should be encouraged to maintain their properties with a picturesque hometown appearance, it would greatly add to the image value of the town and thus enhance the economy of the community and the property values all along State Street.

4.6 DOWNTOWN REVITALIZATION

The revitalization of the core of the community is one of the paramount challenges facing the City government. Over the course of years the once energetic heart of the City has deteriorated to a dusty transportation corridor littered with derelict, un-maintained buildings and devoid of architectural interest. State Street is our store front, it is the sign that advertises to visitors what kind of people live here. Downtown Ferron City (*Figure 4-1*) is currently a marginally functioning economic area of the city and is generally recognized by most members of the community as needing greater support and improvement. The City Center (*Figure 4-2*) area brings together the convergence of the two most potentially important business corridors in Ferron, which are Main Street and State Street (SR-10) this corridor has the potential of providing the backbone for business opportunities and the economic success of the community.

Kent Robertson, professor of Community Development at St. Cloud State University, developed five principles to inform of revitalization in rural and small city downtowns. What follows is a summary of these principles.

“Principle #1: Develop a Vision and a Plan for Downtown

Often when the enthusiasm of a small town embraces the idea of downtown improvement the "Let's try this? let's try that" approach ensues. While the sentiment is sincere, this strategy lacks focus and direction. Alternatively, a good first step is engaging in a community visioning process. A community visioning process can take many forms, but typically a town would hold multiple meetings with relevant community stakeholders business owners, property owners, customers and workers. These stakeholders would discuss and debate the strengths, weaknesses, opportunities and threats they see relevant to their downtown area. From this analysis would flow an initial set of action steps. These steps could be general wishes like making downtown a pedestrian friendly street. Or, they could be specific desires such as renovating an abandoned railroad depot. While it is not necessary, the town may want to consider hiring a professional facilitator, with no ties to the community, to organize and direct the visioning process.

Principle #2: Identify and Build Upon Local Assets

When stakeholders gather to discuss the downtown's opportunities it is very common for locals to focus on their community's problems and deficiencies. Although identifying weaknesses is a crucial step in the visioning process, it is even more critical that time is spent focusing on the downtown's possible assets. It is important to be solution oriented. Unlike larger urban centers that offer a variety of attractions, small towns must identify one or two enduring assets in order to lay a foundation for successful development. While no two rural downtowns are the same, many have claim to historic buildings and sites that have remained intact for decades. Another common asset is a culture of strong locally owned businesses that have been in the town for generations. The stakeholders should also consider open spaces, natural features like lakes and rivers, and their location in respect to urban centers and other tourist attractions.



Principle #3: Build a Strong Public/Private Partnership

Successful downtown development will not occur without involvement from the public and private sector. The public, most likely city government, can support the development process by (1) investing in public improvements such as sidewalks, streetlights and infrastructure (2) providing incentives for business expansion and facade enhancement (i.e. low interest revolving loan funds) and (3) loosening city and zoning codes to encourage creative reuse of downtown buildings.

A private downtown organization, independent or attached to a chamber of commerce, is the other half of this critical relationship. These organizations can utilize their collective action to attract and organize human and financial resources, market and promote their downtown, recruit business and stakeholder involvement and be the unified voice for downtown interests. The closer and more clearly defined this relationship between public and private, the better the chances for a strong development plan. The proposed Town Center Revitalization Committee of concerned citizens is an important part of this partnership.

Principle #4: Enhance the Downtown's Sense of Place

A sense of place is critical to any downtown? it is what draws people to a community, makes them feel connected to their built environment and fosters a sense of belonging. Luckily, small rural downtowns have incredible potential to foster a strong sense of place. One advantage is the deep bond among residents. That bond is fostered by a strong sense of community that stems from deep local roots and local heritage. The close knit local community gives small downtowns a distinct personality that contributes to a unique sense of place. Second, because of rural downtown's smaller scale, they are very pedestrian friendly. This is important because place is best experienced on foot. Third, because small downtowns serve multiple functions (place of retail, services, government and housing) they attract a variety of people that visit at different times of day and week. Lastly, rural residents usually exhibit a higher sense of "common ownership" which translates into a greater stake in the success of any development project.

Principle #5: Determine the Downtown Market

A key question to ask early in the development process is, "who do we envision using our downtown?" To answer this question a town can utilize a formal market analysis. To assist in the analysis small towns often are able to partner with nearby universities or extension offices. If partnerships are not available they may consider hiring a professional consultant. The market analysis will help determine how the downtown can better serve each different category of users. The market analysis can identify business categories that may be missing from the current downtown environment and would contribute to the lessening of locals traveling from their community to other urban centers to complete their shopping. Towns should also consider how to attract residents of surrounding communities and rural areas by positioning themselves as a regional center. The town may also be able to positioning themselves as destination place based on their location in respect to major urban areas and other tourist attractions."

Recognizing these principles and the importance of a vital and effective City Center, revitalization efforts through redevelopment and other programs need to be shaped through an alliance of Ferron City and the business community. Several concepts are or will be introduced in this Plan which will serve to make downtown Ferron a more attractive, viable, and commercially successful portion of the community and will serve to enhance both the sense and pride of place and a heightened community image. They include:

-  Streetscape improvements (see chapter 3)
-  Redevelopment Agency funding
-  Business assistance through the Ferron City Economic Development Fund
-  Special events held in the downtown area
-  The attraction of additional retail and commercial services



Chapter – 4 Economic Development **General Plan**

Through the community survey conducted at the outset of the development of this General Plan the City has identified several unmet commercial and retail demands and community needs that can and should be met downtown. These include:

-  Additional retail stores
-  Restaurants
-  Apparel stores
-  Entertainment

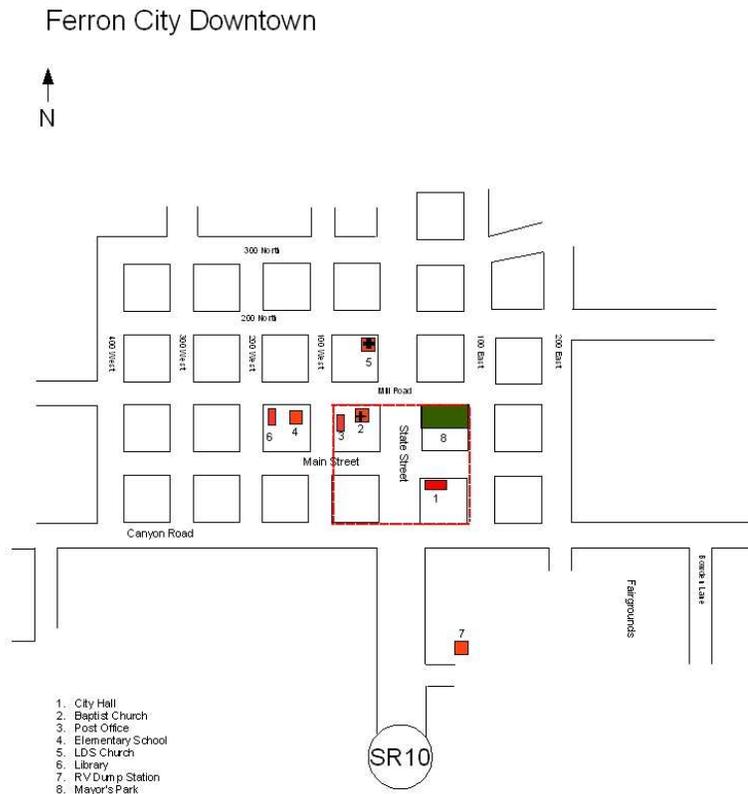


Figure 4-1
Ferron City Downtown



Ferron City Center

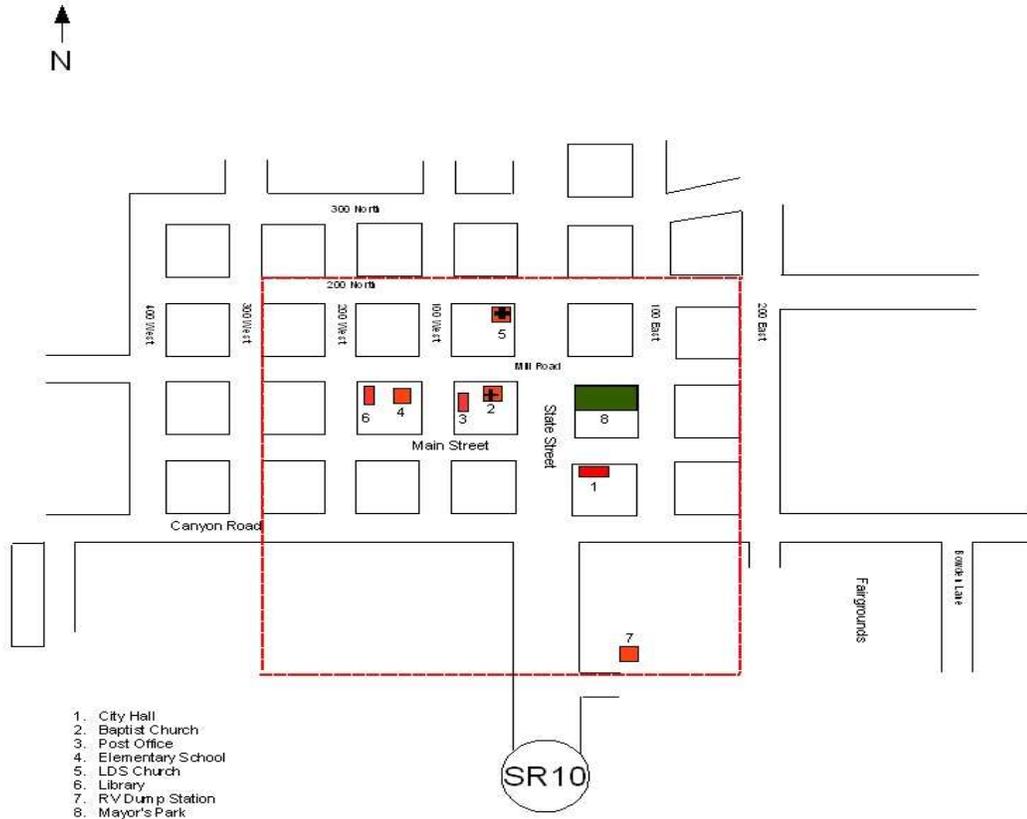


Figure 4-2
Ferron City Center



4.6.1 Abandoned/Derelict Building Revitalization

It is recommended that sufficient grant and/or redevelopment funds be procured and the abandoned and derelict “old merc” be acquired by the City and converted into a city civil/youth center. And that this Ferron City Civil Center be retrofitted to provide facilities where youth can seek recreation, residents (for a rental fee) and the City can hold events, and which can be used by businesses (for a rental fee) for meetings.

It is also strongly recommended, because of the fire hazard it represents to city hall, that sufficient grant and/or redevelopment funds be procured and the abandoned and derelict motel which abuts City Hall on State Street be acquired by the City. The acquired property to be razed and cleared with a portion of which being converted into an off street parking lot in support of City Hall and to support city center businesses and the remaining land converted to a City Center Skateboard Park for the youth of the city.

4.6.2 Ferron City Redevelopment Agency

Redevelopment agencies are a tool used by city and county governments to clean up blight (undesirable living conditions). They are used also to implement the general development goals of the community. Redevelopment agencies will acquire property, using eminent domain (the power of the government to seize property rights) if necessary, to redevelop a particular area. Redevelopment agencies will engage in projects of three different sorts. The first and primary type of redevelopment assists private and public investment in areas that were previously blighted. The second type is "economic development," in which an agency will work with businesses to increase the number of available jobs in a community. Finally, redevelopment agencies typically will engage in "housing development" to increase the amount of affordable housing in a community.

Ferron City currently does not have a Redevelopment Agency (RDA). It is recommended that Ferron City should form an RDA to maximize its ability to revitalize its City Center as well as investigating the Utah’s Main Street Program which is administered through Governor’s Office of Economic Development (GOED).

4.6.3 Special Events

Holding special events, such as farmers markets, art festivals and other street fairs, can be an effective method of drawing attention and business to Ferron’s downtown area. Combining the efforts of the City with that of downtown business owners, the Emery County Chamber of Commerce as well as local resident volunteers can create successful special event ventures and serve as a vehicle to assist in the revitalization of Ferron’s City Center. It is recommended that Ferron City establish a Citizen’s Events Committee to plan and execute such events.





General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget	
1. Grow Ferron's economy	A. Create a formal Economic Development Plan	i. Form a Ferron City Economic Development Committee	Mayor and City Council	SEUALG	Year 0-1	none	
		ii. write an economic development plan	Ferron City Economic Development Committee	Emery County Economic Development Council SEUALG	Year 0-2	TBD	
		iii. Approval of plan by City Council	Mayor and City Council		Year 0-2	none	
	B. Establish Ferron City Economic Development Fund		i. Write USDA Rural Business Enterprise grant to fund Ferron City Economic Development Fund	Ferron City Economic Development Committee	Emery County Economic Development Council SEUALG Staff	Year 0-2	TBD
			ii. Approval of grant application	Mayor and City Council		Year 0-5	TBD
			iii. Submit grant application	Ferron City Economic Development Committee		Dependant on agency funding cycle	none
			iv. Advertise and administer the Ferron City Economic Development Fund	Ferron City Economic Development Committee	Mayor and City Council	ongoing	TBD



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
2. Make Ferron's City Center an attractive, vibrant economic and cultural nexus	A. Redevelop Ferron's City Center	i. Form a Ferron City Redevelopment Agency	Mayor and City Council	Emery County Economic Development SEUJALG	Year 0-1	none
		ii. Draft a City Center Redevelopment plan	Ferron City Redevelopment Agency		Year 0-2	TBD
		iii. Approval of plan by City Council	Ferron City Redevelopment Agency		Year 0-2	none
		iv. Send out RFPs	Ferron City Redevelopment Agency		Year 0-2	TBD
		v. Investigate redevelopment grant funding	Ferron City Redevelopment Agency	Staff Emery County Economic Development SEUJALG	Year 0-3	TBD
		vi. Apply to funding source(s)	Ferron City Redevelopment Agency Staff		Year 0-3	TBD
		vii. Redevelop downtown	Ferron City Redevelopment Agency	selected contractors & volunteers	Year 0-5	TBD
		i. Form a citizen's Golf Course committee	Mayor and City Council		Year 0-1	TBD
		ii. Design the additional 9 holes	Golf course architect to be recommended by the citizen's golf course committee		Year 0-5	TBD
		iii. Apply to funding agency(ies)	Citizen's Golf course committee		Dependant on agency funding cycle	none
3. Make Ferron a recreation destination	A. Upgrade Millisite Golf Course					



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget	
Make Ferron a recreation destination (cont.)	Upgrade Millsite Golf Course (cont)	iv. Procure funding for Golf Course update	Citizen's Golf course committee		Recommendations May, 2006 Application dependant on Agency funding cycle	None	
		v. Select contractor	City Council		Within 60 days of receipt of funds	TBD	
		vi. Begin construction	Selected contractor		Construction to begin within 60 days of award of contract and must be completed within program guidelines	Funding amount received from granting agency	
	B. Invent Events		i. Form a citizen's Events committee	Mayor and City Council		Year 0-1	none
			ii. Come up with ideas for special/annual events to bring recreators in to the city	Citizen's Events Committee	Mayor and City Council	On going	none
	C. Organize, promote, and implement an Equestrian Endurance Race		i. Contact national organization	Citizen's Events Committee		Year 0-1	TBD
ii. Organize events			Citizen's Events Committee	National Organization U.S. Forest Service U.S. BLM Utah Division of Travel Development Emery County Economic Development Emery County Recreation Committee	Ongoing	TBD	



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget	
Make Ferron a recreation destination (cont.)	Organize, promote, and implement an Equestrian Endurance Race (cont)	iii. Promote event	Citizen's Events Committee	National Organization U.S. Forest Service U.S. BLM Utah Division of Travel Development Emery County Economic Development Emery County Recreation Committee	On going	TDB	
		i. Form a citizen's OHV committee	Mayor and City Council		Year 0-1	none	
		ii. Expand Arpeen Trail Jamboree advertising	Arpeen Trail LLC	Ferron City Council Utah Division of Travel Development Emery County Travel	Ongoing in OHV publications	\$5,000	
	E. Increase inventory of recreation support facilities (motel rooms, RV campsites, restaurants, etc.)	i. Form a Citizen's Recreation Support Committee	City Council			Year 0-1	none
		ii. Investigate economic development grant funding (revolving loan fund, etc.) sources to assist development	Citizen's Recreation Support Committee (plus city councilor over Economic development)	Emery County Economic Development Emery County Economic Development Council U.S. Small Business Administration Governor's Office of Economic Development		Year 0-5	none
		iii. Apply to funding agency(ies)	Citizen's Recreation Support Committee (plus city councilor over Economic development)			Dependant on program funding cycle	none
		v. begin building facilities	Award recipients			Within 1 year of award	Funds received from granting agencies



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target date	Budget	
4. Make Ferron <u>THE</u> event destination within Emery County	A. Identify a location for a city owned/operated event center	i. form a Citizen's Event Center committee	Mayor and City Council		Year 0-5	none	
		ii. Recommend possible locations to the city council	Citizen's Event Center Committee		Year 0-5	none	
		i. Send out RFPs to architect	Mayor and City Council based on recommendations from event center committee		Year 0-5	none	
	B. Design Event Center	ii. Select architect	Mayor and City Council		Year 0-5	none	
		iii. Select design	Citizen's Event Center Committee	Mayor and City Council	Year 0-5	none	
		iv. Approval of design	City council		within 30-days of receipt of plans	none	
		i. Identify possible sources of funds for procurement of land and construction	Citizen's Event Center Committee	Mayor and City Council Emery County Economic Development	Year 0-5	none	
	C. Apply to funding agency(ies)	ii. Apply to funding source(s)	Citizen's Event Center Committee		Year 0-5	none	
		i. Send out RFPs to contractors	Mayor and City Council		within 60 days of receipt of funds	\$100.00	
	D. Build event center	ii. Select contractor	Mayor and City Council	Mayor and City Council		within 30 days receipt of RFPs	none
		iii. Begin construction of Event Center	Selected contractor			Construction to begin within 60 days of award of contract and must be completed within funding program guidelines	amount of contract



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target date	Budget	
5. Lagoons Nature Park/Fishing Pond	Build event center (cont)	iv. Open new Event Center for business	Mayor and City Council	Citizen's Event Center Committee Citizens of Ferron	Within 30 days of construction completion	TBD	
		i. Form a Citizens Redevelopment Advisory Committee	Mayor and City Council		Year 0-1	None	
		ii. Identify possible sources of funding	Citizens Redevelopment Advisory Committee	SEUALG		Year 0-2	TBD
		iii. Design park	Citizens Redevelopment Advisory Committee	Mayor and City Council DWR		Year 0-5	TBD
		iv. Approval of Design	Mayor and City Council DWR			Year 0-5	TBD
		v. Send RFPs to contractor(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council		Year 0-5	TBD
		vi. Apply to funding source(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council		Year 0-5	TBD
		vii. Select Contractor(s)	Mayor and City Council			Year 0-5	none
		viii. Begin construction	Selected contractor(s)	Mayor and City Council DWR		within 60 days of receipt of funds	TBD
		ix. Open Lagoons Nature Park/Fishing Pond	Mayor and City Council	Citizens Redevelopment Advisory Committee Ferron Citizens		within 30 days of completion	TBD
6. Ferron City Center	A. Acquire "Old" Merc	i. Identify possible sources of funding	Citizens Redevelopment Advisory Committee	Mayor and City Council SEUALG	Year 0-1	none	



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target date	Budget
Ferron City Center (cont)	Acquire "Old" Merc (cont)	ii. Design building modifications	Citizens Redevelopment Advisory Committee		Year 0-2	TBD
		iii. Approval of Design	Mayor and City Council		Year 0-5	TBD
		iv. Send RFPs to contractor(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council	Year 0-5	TBD
		v. Apply to funding source(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council	Year 0-5	TBD
		i. Select Contractor(s)	Mayor and City Council		Year 0-5	none
7. City Center Skateboard Park/ Park and parking lot	A. Acquire "Old" motel	ii. Begin construction	Selected contractor(s)	Mayor and City Council DWR	within 60 days of receipt of funds	TBD
		iii.. Open Ferron City Center	Mayor and City Council	Citizens Redevelopment Advisory Committee Ferron Citizens	within 30 days of completion	TBD
		i. Identify possible sources of funding	Mayor and City Council	Mayor and City Council SEUALG	Year 0-2	none
		ii. Design parking lot, City Center Park and skateboard park	Citizens Redevelopment Advisory Committee	City Council	Year 0-5	TBD
		iii. Approval of Design	Mayor and City Council		Year 0-5	TBD
		iv. Ascertain property cost	Mayor and City Council	Property owner	Year 0-5	TBD



General Plan

CHAPTER 4 - ECONOMIC DEVELOPMENT GOALS							
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target date	Budget	
City Center Skateboard Park/ Park and parking lot (cont)	Acquire "Old" motel (cont)	v. Apply to funding source(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council	Year 0-5	TBD	
		vi. Acquire property	Mayor and City Council	Property owner	Year 0-5	TBD	
	B. Build City Center Skateboard Park/Park and Parking lot		i. Send RFPs to contractor(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council	Year 0-5	TBD
			ii. Apply to funding source(s)	Citizens Redevelopment Advisory Committee	Mayor and City Council	Year 0-5	TBD
			iii. Select Contractor(s)	Mayor and City Council		Year 0-5	none
			iv. Begin clearing property and construction	Selected contractor(s)	Mayor and City Council DWR	within 60 days of receipt of funds	TBD
			v. Open Ferron City Center	Mayor and City Council	Citizens Redevelopment Advisory Committee Ferron Citizens	within 30 days of completion	TBD



Chapter – 5 Transportation

5.1 INTRODUCTION

An effective, well planned, and functional transportation system is an essential element of a well managed economic development growth plan. How it services population growth has a significant impact on a community’s livability. Ferron City plans to develop, implement, and maintain a municipal transportation system that is efficient, keeps pace with population demands, and which compliments the quality of life in the community.

 **Key Points**

-  **Transportation Specific Plan**
-  **Public Transportation**
-  **Alternative modes of transportation**

5.2 TRANSPORTATION SPECIFIC PLAN

Ferron City intends to address the transportation issues that accompany economic development and associated population growth by developing, adopting, and implementing a Ferron City Specific Plan for Transportation which will provide a blueprint for safe and efficient transportation to the residents of Ferron and to visitors to the community.

Ferron City’s transportation specific plan will include planning for smooth, accident free flow of traffic on the city’s streets. In the streets component of a transportation plan, policies will be established which will foster a safe and effective street system, classify streets according to their intended function, establish street design requirements, and identify areas where street improvements are needed. Figure 5-1 of this section, shows the existing city streets and roads.

Goals for improving and developing necessary transportation infrastructure are to be outlined in the specific plan. The following transportation issues relating to streets and vehicular traffic should be included in the goals of the Ferron City plan:

-  Street improvement projects
-  Highway improvement, including increased efforts to:
 -  make State Road (SR) 10 a four lane highway
 -  add turn lanes to SR10 for safety purposes
-  Addition of architectural themed street lighting on State Street
-  Addition of street crosswalks at State and Main Streets
-  Addition of design centered speed control elements on Main street

In addition, open space, park, and recreation areas around the City will be reviewed to determine the need for increased access and improved traffic flow.



Chapter 5 - Transportation

General Plan

5.3 PUBLIC TRANSPORTATION

There is no public transportation available in either Emery County, Ferron City, nor any other community in the county. Ferron City's Transportation Specific Plan will not directly address this issue except to "stub in" a section for future discussion as the need arises. Ferron's municipal government will be charged in the transportation specific plan to closely monitor and consult with the County government and the municipal governments of the other county communities to coordinate any future county and or inter-municipal public transportation system.

5.4 ALTERNATIVE MODES OF TRANSPORTATION

With the growth of recreational opportunities in the Castle Valley and, most especially Ferron City, provisions for alternative modes of transportation and mode specific transportation routes are an imperative. Ferron City's Transportation Specific Plan will include discussion and implementation schedules for an alternate transportation system to include:

-  Bike paths
-  Equestrian trails
-  Hiking trails
-  Expanded ATV road access



Chapter 5 - Transportation

General Plan

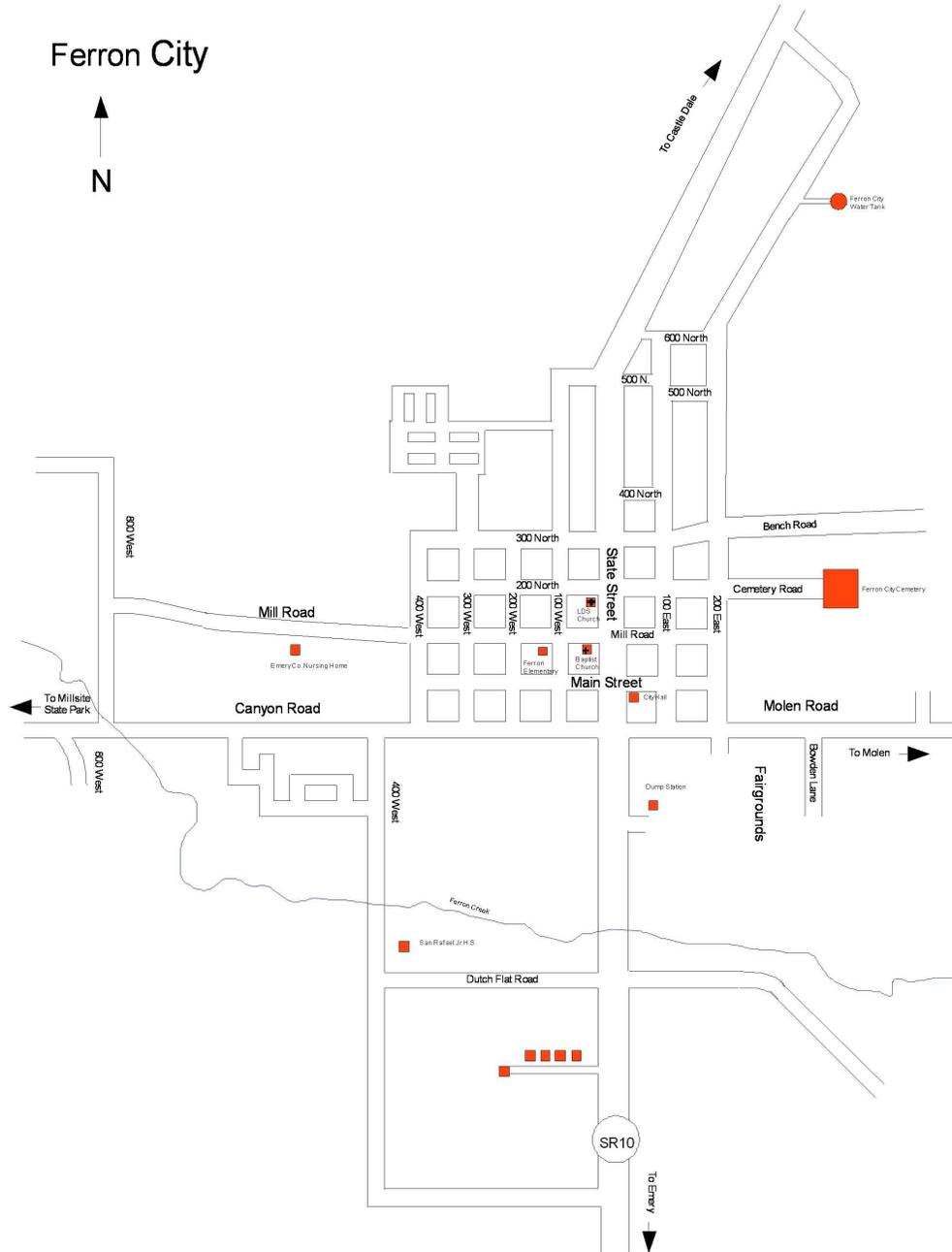


Figure 5-1
Ferron City Street Map



Chapter 5 - Transportation

5.5 Public Road System

5.5.1 Utah Highway SR10

Utah Highway 10 is the main artery for access to Ferron from Highway 6 in Price to the north and I-70 to the south. It connects all the major towns along the western side of Castle Valley. Ferron about 30 miles from I-70 to the south at Fremont Junction and 41 miles from Price to the North. Currently SR-10 through Ferron has heavy coal truck traffic which puts excess stress of the road surface and therefore the road surface needs frequent upgrading to carry such a heavy loads. Ferron City should aggressively pursue reconstruction of SR10 road base and to widen it to 4 lanes. Such truck traffic is also source of noise and potentially increased danger.

5.5.2 Collector Streets

The major intersecting collector streets are 300 N (Bench Road), 100 N Mill Road, 100 S (known as Canyon Road, heading west and heading east it is Molen Road.).

5.5.3 City Streets

The city street system is designed basically as grid system with wide streets typical of Utah. However, New Residential Subdivision Streets should be designed compatible with residential land use.



Chapter 5 - Transportation

General Plan

5.5.4 Traffic Studies

Table 5-1 contains the traffic studies of State Highway SR10 from the junction at I-70 to Huntington north.

Average Annual Daily Trips

2005 State Highway Traffic Book						
ROUTE	ACCUM.	ACCUM.		2005	2004	2003
NAME	MILEAGE	MILEAGE	LOCATION DESCRIPTION	AADT	AADT	AADT
10	0	7.56	JCT FAI 70	1270	1230	515
10	7.56	12.13	SEVIER EMERY CL	1685	1230	515
10	12.13	12.63	WEST INCL EMERY	1710	1655	1580
10	12.63	12.95	CENTER STREET EMERY	1710	1655	1580
10	12.95	25.07	EAST INCL EMERY	2590	1725	1650
10	25.07	26.73	SOUTH INCL FERRON	3985	3860	3695
10	26.73	27.61	100 SOUTH FERRON ROAD TO MILLSITE STATE	3630	3515	3365
10	27.61	29.78	NORTH INCL FERRON	3885	3160	3025
10	29.78	30.1	SOUTH INCL CLAWSON	3400	3170	3030
10	30.1	30.92	ROAD RIGHT TO CLAWSON	3400	3170	3030
10	30.92	34.7	NORTH INCL CLAWSON	3400	3170	3030
10	34.7	37.64	JCT SR 57	4655	4510	4315
10	37.64	37.85	SOUTH INCL CASTLE DALE	5600	5065	4548
10	37.85	38.61	CENTER STREET CASTLE DALE	5180	5065	4845
10	38.61	41.23	NORTH INCL CASTLE DALE	4115	3985	3810
10	41.23	46.53	JCT SR 29	6630	6420	5410
10	46.53	47.58	SOUTH INCL HUNTINGTON	6370	6300	6030
10	47.58	47.97	JCT SR 31	6170	5975	5715
10	47.97	49.38	NORTH INCL HUNTINGTON	5395	5225	5000

Table 5-1
Average Annual Daily Trips



Chapter 5 - Transportation

General Plan

5.5.5 Anticipated Possible Road Expansion

To accommodate possible it recommended that the City consider the following street additions/extensions (see *Figure 5-2, Proposed Street Map*).

They are:

- 🔑 A new collector street, 500 N from SR-10 to 800 W,
- 🔑 400 N and 600 N from 100 E past 200 east to access areas to be determined east of 200 E,
- 🔑 An extension of 300 N from 400 W to 800 W.
- 🔑 100 N from 200 E to the a new road leading from Bench Road (300 N) south to Molen Road
- 🔑 A new road just south of the race track extending from SR-10 east to an extension of Bowden Lane
- 🔑 A new road just north of the the old ponds extending from SR-10 east to an extension of Bowden Lane
- 🔑 Bowden Lane extended to the south to a point just north of the proposed recreation area adjacent to Ferron Creek approximating the old settling ponds and then southeast to the end of the recreation area, then south to Dutch Flat Road
- 🔑 Widening of 600 North at the junction of SR10
- 🔑 An extension of the road through the (Mobile Home Estates) to Dale Lane
- 🔑 A new road from SR-10 west to 400 W at approximately 300 S
- 🔑 A new road from the new road proposed at 500 N south to the road at the west end of (the subdivision)
- 🔑 A new road from the new road proposed at 500 N south to the road stub (center of subdivision)
- 🔑 A new road from Molen Road at approximately 800 E to Dutch Flat Road
- 🔑 An extension of 400 N (or 450 N) from the Castle Valley Mobile Home Court to SR-10
- 🔑 A new road west from SR-10 into the northern most area of the city limits into the proposed industrial zone.



Proposed Street Map goes here

Figure 5-2



5.6 Public Transportation

Currently there is no public transportation system in Emery County and it is unlikely that there will be one in the foreseeable future, however a usable public transportation plan should incorporate considerations to pave the way for such a system.

- 🔑 Coordinate, with the county and other municipalities, a minimalistic transportation system such a Jitney bus; privately owned and operated with the possibility of small subsidy. *(See the examples below.)*
- 🔑 Keep the transportation hub as an integral part of all Town Center development. Residents of Emery County could jump on a jitney bus for a trip to Ferron Town Center, Castle Dale, Huntington, or Price for a very reasonable fee. Ferron's Town Center must become attractive. It must have curb appeal without looking like "Anyplace, USA".

5.5.1 The Jitney Bus

Since there is no public transportation system in Ferron, the possibility of a jitney bus to run from Emery to Price (probably Walmart) should be investigated and encouraged. The jitney bus is a common and inexpensive semi private transportation system first used in 1914, when Mr. L.P. Draper of Los Angeles, California, accepted a fare from a stranger in exchange for a brief ride in Draper's Model T Ford. The fare, a "jitney" (which was slang for a nickel), became the industry's standard fee for service. And Draper became the widely acknowledged father of an industry that was quick to rise and fall. By the autumn of 1915, less than eighteen months after Draper's first jitney customer, the jitney industry was providing inexpensive, reliable, local transportation in cities from San Francisco to Portland, Maine.

The combinations of style and service provided by jitney entrepreneurs were limited only by the imagination of jitney owners. The creative flair and natural flexibility of the jitney filled a niche in the transportation market that consumers loved and competitors feared. The jitney industry rocketed to success and was trailed by unhappy political entrepreneurs, municipal officials, and urban shop owners (who did business along railway routes) looking to crush the infant industry. Several ways that lawmakers and competitors stifled the jitney business was through restrictive regulations such as:

- 🔑 Franchise Ownership
- 🔑 Surety Bonds
- 🔑 Minimum Hours
- 🔑 Mandated Operations
- 🔑 Route Regulation
- 🔑 Patron Density
- 🔑 Safety Ordinances



Chapter 5 - Transportation

Two current examples of Jitney Services in use:

Example 1:

Atlantic City's jitneys/jitney buses.

“Small buses that run five routes (color and number coded) throughout Atlantic City, mainly accessing the casinos along Pacific Avenue and in the marina district and the bus and train terminals. They seat thirteen, are wheelchair accessible and cost, as of this entry, \$2.00 . . . They are fast and a bit like an amusement park ride. Everyone uses them . . .”

Example 2:

New Jitney Service

The Mayor and Council of the Borough of Glen Ridge, in conjunction with New Jersey Transit, provide the Jitney Service Program. This program provides Glen Ridge commuters transportation to the Ridgewood Avenue Train Station.

How does it work?

The purpose of the program is to provide the community with transportation to the Ridgewood Avenue Train Station. The shuttle buses then make stops throughout the Borough at designated locations. The buses only stop at these designated areas. Citizens simply board the bus and enjoy the ride to the train station.

Where does it stop?

The program has two shuttle buses, the North End Bus and the South End Bus. The shuttle buses run in loops through each neighborhood.

Jitney buses (sometimes called Jeepnies, Share Taxis, Shuttle Vans, Maxi Taxis and other names) are currently running in: Nassau, the Bahamas, Haiti, New Jersey, Atlantic City, several in New York, Quebec, New Zealand, Rumania, the UK, and many more cities and countries.

A few requirements for operating a jitney might be necessary, such as a displayed Certificate of Passenger Insurance, Quarterly Safety Inspection Certificate and the route(s) and time(s) registered with the county clerk and accepted on a first come first serve basis. Care must be taken not to over regulate the service. Let the rider traffic dictate the times and routes.



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General Plan



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General Plan

CHAPTER 5 - TRANSPORTATION GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
1. A Transportation Specific Plan for Ferron City	A. provide a safe and efficient transportation to the residents of Ferron and to visitors to the community.	i. write a transportation specific plan	Planning Commission/staff	City Council Special Services District UDOT SEUALG	0-5 years	TBD



Chapter 5 - Transportation

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Chapter - 6

Housing

6.1 INTRODUCTION

Any discussion of economic development demands a corresponding conversation on the need for diverse housing opportunities in a dynamically expanding economy. Although Ferron's population has remained relatively stable over past several years, the need for various types and price ranges of housing has increased. With a median housing value of \$81,000, the housing market in Ferron is currently comprised largely of single family, detached homes¹. The median monthly mortgage payment in Ferron is \$541, and the median monthly rent is \$318, while the median total monthly housing cost for an owner occupied dwelling (including mortgage payment) is \$758 per month¹. The median year a renter occupied dwelling in Ferron was built is 1974 while the median year an owner occupied dwelling was built is 1977¹. Addressing the need for housing, the City has identified several issues, including the need for an improved mix of housing options, infill housing development, and more quality high density housing projects.

Key Points

- Key icon: **Housing density and options**
- Key icon: **Moderate income housing**
- Key icon: **High density housing**
- Key icon: **Infill residential housing**

To maintain a balanced mix of housing in Ferron, a key objective will be to seek and require the development of high quality structures. High-density residential developments, such as condominiums, town homes, etc. are currently not an integral part of Ferron and have not been a priority. The development of projects which include quality design, landscaping, amenities and good maintenance will be encouraged and sought as new housing demands increase. While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal. When the population begins to increase (probably in 2014, see *Table 1-5 in Chapter 1*) or the demographics change, Ferron will need to assess the need to promote affordable housing units for low to moderate income families. At the present time there is an abundant supply of affordable housing for those who qualify. That may change if there are major changes in the real estate market.

It is the intention of the City of Ferron to maintain the "open neighborhood atmosphere" which is so important to the friendliness of this community. Ferron is characterized by spacious lots with sufficient setbacks to minimize the feeling of congestion that is so common in larger "hard" cities which are defined by walls around many homes and businesses.

¹Source: U.S. Census Bureau, 2000 Census



Chapter 6 - Housing

Housing Demographics

	Ferron		Utah	U.S.
Housing Units			Number	Number
Total housing units	583			
Renter Occupied Housing Units	Number	% of Total Units	% of Total Units	% of Total Units
	103	17.7	26.0	30.8
Average number of rooms	Number		Number	Number
	4.69		4.28	4.04
Median Rent	\$318.		\$534.	\$519.
	Ferron		Utah	U.S.
	Number	% of Units	% of Units	% of Units
Rent Includes utilities	15	14.6	16.3	16.5
	Percentage		Percentage	Percentage
Rent as a percent of household income	23		25	26
	Number	As % of All units	As % of All units	As % of All units
Owner Occupied Housing Units	411	70.5	65.3	60.2
	Number		Number	Number
Average number of rooms	6.94		7.12	6.30
	Number	% of Units	% of Units	% of Units
Units with mortgage or purchase contract	208	50.6	64.6	55.4
Units with second mortgage/equity loan	46	11.2	17.4	12.7
	Number		Number	Number
Monthly cost with mortgage	\$758		\$1,102	\$1,088
Monthly cost without mortgage	\$217		\$249	\$295

Sources: U.S. Census Bureau, 2000 Census

Table 6-1
Ferron Housing Demographics



Chapter 6 - Housing

	2000 (estimated)	2005 (projected)
Emery County Median Income	\$45,500	\$52,279
Ferron Average Household Size	3.04	2.80
Ferron Moderate Income Limit for Average Size Household	\$32,911	\$36,798
Ferron Monthly Affordable Housing Cost Limit	\$823	\$920
Ferron Number of Low to Moderate Income Households	179	180
Ferron Housing Units At or Below Affordable Cost Limit:		
By Percentage of Income	309	309
By Actual Cost	299	292

Sources: Derived from data of the U. S. Department of Housing and Urban Development, U. S. Bureau of the Census, and the Governor's Office of Planning and Budget

Table 6-2
Ferron Low to Moderate Income Housing Summary

Ferron's ratio of Low to Moderate Income Households to Qualified Housing Units is approximately 180 households to 309 qualified housing units. Currently, and for the foreseeable future, there is an adequate supply of low to moderate income housing within the City. As our population begins to increase, Ferron must re-assess its housing supply every five years.

6.2 HOUSING DENSITY AND OPTIONS

The 2000 U.S. Census identified seventy point five percent (70.5%) of the total housing units in Ferron to be single-family dwellings, seventeen point seven percent (17.7%) represented various types of attached or multi-family housing units, these units provide most of the affordable housing options in the community with the remaining eleven point eight percent (11.8%) being vacant/abandoned/un-inhabitable dwellings.

It is the City's desire to preserve existing areas of low density housing, while at the same time allowing for increased medium to high density housing needs, such as senior and other quality attached/detached housing developments.

6.3 MODERATE INCOME HOUSING

As the economy of Ferron awakens from the doldrums it has experienced over the past several years moderate income housing will become an increasingly imperative issue. Improving economic conditions will invariably cause housing costs in Ferron to increase, historically personal income and wages lag behind such increases. In such a scenarios many residents may be excluded from adequate housing opportunities unless municipal government take a proactive approach to managing growth and the community's moderate income housing inventory.



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	Ferron City	Emery County
Median Income ¹	\$14,510	\$14,243
Median Family Income ¹	\$41,413	\$44,086
Number of families living below the poverty level ¹	45	3,746
Percentage of families living below the poverty level ¹	10.4%	9.4%
Moderate Income Household threshold	\$35,269	

¹ Source: U.S. Census Bureau, 2000 Census

Table 1. Comparative median income

Title 10-9a-103 of Utah Code Annotated (UCA) defines moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” This would indicate that median moderate income housing for Ferron City is housing occupied by households with a median gross income of \$35,269 per year (80% of median gross income in Emery County, \$44,086¹ per year). In an effort to meet the need for moderate income housing in Ferron City, a plan should be designed and created describing policies and establishing goals to meet the requirements and intent of Title 10-9a-403-2-a-iii and 10-9a-403-2-b of UCA and to be titled the Ferron City Affordable Housing Plan. This document, when produced, is to become an appendix of this plan and is to be used to assist decision making with regards to housing issues.

The 2000 Census points out that nearly fifty-two point eight percent (52.8%) (based on median family incomes) of the families living in Ferron City are within the poverty to moderate income levels and meet the threshold for Moderate Income Housing.

6.4 HIGH DENSITY HOUSING

In order to meet the goal of a balanced mix of housing in Ferron City and to meet our Moderate Income Housing goal, a key objective will be to seek and require the development of high quality, high-density residential developments, such as condominiums, town homes, etc. These development projects shall include quality design, landscaping, amenities and good maintenance practices will be encouraged.

6.4.1 Senior Citizen Housing

Senior citizens play an important role in the community, have special needs, and are a growing faction of our local population. As a part of this Plan, more quality senior housing developments will be encouraged, which will be integrate within the single family low density zones and become an asset to the community. In addition, assisted living residential projects will be encouraged throughout the community in facilities constructed for that purpose.



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The addition of “Granny Flats” or “Mother-in-law apartments” to a residence and caregiver assistance programs to aid in taking care of elderly parents and grandparents is to be encouraged in order to ensure seniors a high quality of life.

6.5 State and Federal Financial Assistance

6.5.1 Utah Caregiver Support Program

The Utah Caregiver Support Program is created under authority of the Older Americans Act of 1965 as amended in 2000 (PL 89-73) Part E - National Family Caregiver Support Program (NFCSP).

The purpose of the program is to provide support services including information and assistance, counseling, support groups, respite and other home and community-based services to family caregivers of frail older individuals. The program also recognizes the needs of grandparents who are caregivers of grandchildren and other older individuals who are relative caregivers of children who are 18 years of age and under.

Operation of the program is a joint responsibility of the State Division of Aging and Adult Services and local Area Agencies on Aging (AAA). Funds are distributed by formula (R510-100-1) to local AAAs.

The family oriented residents of Ferron can take advantage of this program to give a higher level of person care to their aging parents. Combined with the Utah’s required Residential Facilities for Elderly Persons (LUDMA 10-9a-516) and the Ferron "Granny Flat" Ordinance caring for our aging parents and grandparents has been simplified.

6.5.2 Weatherization Assistance Program for Low Income Families

Such programs as the Weatherization Assistance Program for low income families through the U.S. Department of Energy is one way we can assist our low to moderate income families in reducing their energy burden and subsequently the communities energy burden .

History, Administration & Purpose of the Weatherization Assistance Program

In 1976, in response to the national energy crisis, the U.S. Department of Energy initiated the Weatherization Assistance Program. The program helps low-income households, particularly those with the elderly and disabled residents, reduce energy consumption. This lessens the impact of utility costs on limited household budgets and helps stimulate self-sufficiency. The Utah Division of Housing and Community Development administers the Weatherization Assistance Program statewide through eight government and non-profit agencies. Benefits are provided in the form of non-cash grants to eligible households to make energy-efficiency improvements to those homes. Participating households average nearly 33 percent in savings, or approximately \$285 per year, after the completion of weatherization improvements. It is the intention of the commission that those who are on fixed incomes or low incomes be made aware of this program.

Utah H.E.A.T. Program

The H.E.A.T. program is Utah's version of the federal LIHEAP program (Low Income Home Energy Assistance Program). It is funded 100% by the Federal Government through the U.S. Department of Health and Human Services.



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HEAT provides winter utility payment assistance to low-income households, targeting those who are truly vulnerable - the lowest-income households with the highest heating costs: the disabled, elderly, and families with preschool-age children. Utah received \$14 million in federal funds for the HEAT program in fiscal year 2007.

A family does not need to receive other public assistance to qualify for HEAT. It is a federally funded energy assistance program administered by the State Energy Assistance and Lifeline (SEAL) Office located in the Division of Housing and Community Development, Utah Department of Community and Culture..

The regular HEAT season begins in November and ends in April each year. (Except for the demonstration Year-Round Program DEMONSTRATION YEAR-ROUND). To find the telephone number to HEAT office in the county where you live click on application bar on your left.

6.5.3 CDBG Community Development Block Grants

The Community Development Block Grant program helps strengthen cities, towns, and villages throughout the nation. Authorized in 1974 by an act of Congress, the program grants states and local communities funds to provide housing and create jobs primarily for low and moderate income people.

The primary purpose of the CDBG program is the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low and moderate income people. The program is sponsored by the US Department of Housing and Urban Development (HUD) The funds can no longer be used for constructing buildings, but for improvement projects that benefit low to moderate income families

6.5 INFILL RESIDENTIAL DEVELOPMENT

Simply put, Infill Residential Development is the strategy of building on existing building lots within a zone particularly a city center or downtown area. In the [urban planning](#) and [development](#) industries, infill is the use of land within a built-up area for further construction, especially as part of a community [redevelopment](#) or [growth management](#) program or as part of [smart growth](#). As Ferron continues to grow, residential development will be encouraged to adopt an infill residential development philosophy.

As Ferron's economy and population grows, it will become more important to the enhancement of property values and community aesthetics for the City that abandoned and neglected structures be razed or rehabilitated. Structures that are clearly hazardous to human health and safety should be condemned to human habitation and the owners encouraged to correct the condition or raze the structure. As part of Ferron's beautification program, the city shall to continue encouraging owners of neglected or abandoned properties to upgrade the maintenance and condition of those properties.



Chapter 6 - Housing

General Plan

CHAPTER 6 - HOUSING GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Timing	Budget
1. Meet the need for moderate income housing in Ferron City	A. Produce a Ferron City Affordable Housing Plan	i. Estimate the existing supply of moderate income housing	Planning Commission	City Council	Year 0-5	TBD
		ii. Estimate the need for moderate income housing in the city for the next five (5) years ((revise annually)	Planning Commission	City Council	Year 0-5	TBD
		iii. Survey total residential land use within the zoning map	Planning Commission	City Council	Year 0-5	TBD
		iv. Evaluate how existing land uses and zones affect opportunities for moderate income	Planning Commission	City Council	Year 0-5	TBD
2. Provide for an attractive mix of housing types and densities throughout the community.	A. Provide zones for rural densities that insure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.	Planning Commission	City Council	on going	TBD
		ii. Encourage quality development in mid-level to high-end housing.	Planning Commission	City Council	on going	TBD
	B. Provide zones for low density residential uses	i. Encourage quality development in high-end housing.	Planning Commission	City Council	on going	TBD
		ii. Maintain existing low density zones for the development of single-family detached units.	Planning Commission	City Council	on going	TBD
	C. Provide zones for medium density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.	Planning Commission	City Council	on going	TBD
		ii. Promote quality high density developments in high density zoned areas.	Planning Commission	City Council	on going	TBD



General Plan

Chapter 6 - Housing

CHAPTER 6 - HOUSING GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Timing	Budget
3. Provide a reasonable opportunity for moderate income housing.	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	i. Make state and federal programs information available to the public.	City Council	Planning Commission	on going	TBD
	B. Promote the objectives of the Ferron City Affordable Housing Plan	ii. Review the Ferron City Affordable Housing Plan annually, and submit annual reports to the State.	City Council	Planning Commission	annually	TBD
4. Encourage orderly and beautiful residential areas throughout the city, eliminate derelict/run down buildings and enforce zoning ordinances	A. Increase enforcement of zoning ordinance requirements especially residential ordinances.	i. Hire / train an ordinance enforcement officer.	City Council		Year 0-5	TBD
		iii. Proactively enforce the zoning codes.	City Council		on going	TBD
		i. Create a Citizen's Beautification Committee	City Council		Year 0-1	TBD
	B. Recognize the beautification efforts of residential property owners.	ii. Continue and strengthen programs such as the Yard of the Month award.	Citizen's Beautification Committee	City Council	on going	TBD
5. Encourage the development of housing for senior citizens.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments within the single-family low density zones	Planning Commission	City Council	on going	TBD
		ii. Encourage the development and location of an assisted living residential facility at the Emery County Nursing Home and expansion as necessary.	City Council	Planning Commission	on going	TBD



7.1 INTRODUCTION

In the Survey conducted in preparation of this Plan citizens who returned the surveys indicated that parks and recreation were important to them. Ferron City recognizes this need to provide parks and recreation facilities and services which enhance the quality of life of the residents and will include these considerations in the scope and objectives for parks and recreation. Included in this document are plans for recreational trails; including bicycle, pedestrian, equestrian paths and ATV trails for public use throughout the city. An emphasis is also given to supporting and providing cultural activities and community services that enhance quality of life.



Key Points

-  **Parks and recreation master plan**
-  **Facilities and programs**
-  **Recreational trails system**
-  **ATV trail system**
-  **Recreational Opportunities**

The area in and around Ferron lends itself to recreation in a very big way. The desert to the east and the mountains to the west are great places to recreate. Hunting, fishing and ice fishing, snowmobiling, ATV riding, mountain biking, equestrian activities, camping, bouldering and hiking are but a small list of the outdoor activities readily available throughout the area. The two mile high Wasatch Plateau provides grand views that are difficult to surpass. Castle Valley to the west provides great camping and equestrian opportunities and well as biking and ATV riding. Abundant examples of ancient petroglyphs, pictographs and dinosaur tracks are available to examine throughout the county.

A major objective of the City is to provide comprehensive recreational and cultural programs, services, facilities and resources that allow and encourage participation by all residents. The fact that these activities are of value to tourists adds an economic benefit to the recreational and cultural activities. Many of the local recreation programs in Ferron are currently administered through the Emery County Recreation Department. With the expansion of these programs, the City should increase its involvement in the county recreation program. This should be accomplished through involvement on the County's Recreation Board and recreation staffing in order to better coordinate city/county programs and minimize duplication of resources.

Facility	Year Built	Condition
Canyon Road Walking Path and Bike Trail	2000	Good
Cart Paths at Millsite Golf Course	2001	Good
Mayor's Park	1988	Good
City Fairgrounds and Pavilion	1975	Good
Fairgrounds Open Horse Barn Added	2006	Good

**Table 7-1
Assessment of Ferron Recreational Facilities**



7.2 PARKS AND RECREATION SPECIFIC PLAN

As the city's economy expands and its citizen's disposable income increases the desire for more recreational opportunities will expand proportionally. This increased demand for recreational opportunities creates a corresponding need on the part of the City to develop a plan to meet the current and future recreational desires of the community. A Ferron City Parks and Recreation Specific Plan will provide a proactive "blueprint" for guiding future planning, design and implementation of open space, parks, and recreational decisions. Additionally, such a plan will provide a support for the tourism related economic development goals of this General Plan. The implementation of such a parks and recreation specific plan, which will become an appendix to this document, will make the use of parks, trails and recreation facilities an integral part of daily life in Ferron.

It is recommended that with the adoption of this General Plan, a Ferron City Parks and Recreation Specific Plan shall become an integral part of this document when approved by the city council. Such a plan shall include a map of existing and proposed facilities and locations created through this process (see Appendix - Chapter 7, Parks and Recreation and a Trails Map).

7.2.1 Fairgrounds Specific Plan

The Fairgrounds are an important part of the economy, history and rural image of Ferron and as such need a long term plan for its growth and development. In the past the fairgrounds were developed on an "as needed" basis without a well thought out, long range plan. As the community grows, the development of this facility will become more important to the City's image and economy and as such, needs to be developed in a manner compatible with its over all growth and character in mind. Economic self-sufficiency needs to be a future goal for development of the fairgrounds. The target market needs to be identified and exploited, and like any well run business, a customer service policy should be implemented in order to maintain good customer relations.

7.2.2 Millsite Golf Course Specific Plan

When completed, this subject will be added to the Plan's an Addendum

7.3 FACILITIES AND PROGRAMS

The parks and recreation facilities currently existing in Ferron are a source of pride and are well maintained to a reasonably high level of safety and operation. They are currently providing recreational opportunities for residents and visitors but are considered inadequate to fully serve the needs of the community.

It is highly recommended that plans for additional recreational opportunities shall include reclamation of the "old" sewer lagoons and the surrounding area as a nature park, fishing pond, and picnic area replete with baseball fields, a soccer field, basketball and volleyball courts and linked to the City Center by a "scenic walkway" and an ATV access. It is further recommended that this be a prime consideration as an attractive way to reuse this valuable city property, improve the city's image, and create a peaceful and restful place for residents, visitors, and tourists to spend leisure time (see Chapter 4 - Action Plan).



Chapter 7 - Parks and Recreation

The successful tree planting program of 2006 has made the Mayors Park more pleasant and it will be further enhanced as the trees mature. It is recommended that additional annual plantings be done in all parks and recreation areas to further enhance their beauty and usability.

It is further recommended that sufficient grant and/or redevelopment funds be procured and the abandoned and derelict “old merc” be acquired by the city and converted into a city civil center/youth center. And that this Ferron City Center be retrofitted to provide facilities where youth can seek recreation, the City can hold events, and residents and businesses can hold events or meetings for a rental fee (see Chapter 4 – Action Plan).

7.4 RECREATIONAL TRAILS SYSTEM

The quality of life in Ferron City can be enhanced by a system of recreational trails which can include bicycle, pedestrian, and equestrian paths and associated facilities. A trails system can also act as an adjunct to the city transportation network, additional benefits can be derived by the increased levels of walking and bicycling which can result in a cleaner environment and a healthier population. Many local trips that Ferron’s residents currently make in their cars might be made on foot or by bicycle if they could do so on established, safe trail corridors. It is therefore recommend that a plan be derived to construct a recreational trails system in Ferron.

Where practical, bicycle and pedestrian paths in Ferron should:

-  be separated from vehicular traffic
-  be constructed with separated bike and pedestrian lanes and
-  provide a connection between parks and open spaces

Hiking, biking, equestrian and OHV recreational trails are also important to the community of Ferron with respect to tourism. The planning and development of such trail systems should be coordinated with County and regional trails organizations. The Great Western Trail and Skyline Drive are picturesque trail systems that run from the Mexican border to the Canadian border through Utah. Forest Service and BLM maps are available and show a good representation of existing recreational roads, trails and paths and should be available in City Hall as part of a Tourist Information Kiosk.

7.5 ATV AND EQUESTRIAN TRAIL SYSTEM

Planning for ATV and equestrian recreational trails is also important to the community of Ferron, in terms of both recreation and tourism. The planning and development of such trails should be coordinated with County and regional trails organizations.

Example: The coordination of a long distance Loop Trail from the desert to the mountains with campsites for hikers, horse riders and bicyclists. Starting at the Fairgrounds and proposed Nature Park, the trail could lead to landmarks and sites of particular interest in Castle Valley and up to Skyline Drive and back to Ferron. Most of the trails exist and merely need mapping and campsites designated. Drinking water is the main safety issue along the trail.

One of the highlights of the Great Western/Skyline Drive Trails system is the 85-mile section of the trail across the Manti-LaSal National Forest that follows Skyline Drive from the small town of



Chapter 7 - Parks and Recreation

Tucker to the Sanpete and Sevier county line. The 11,000 foot elevation of the trail offers a birds-eye view of the area including the unique desert landscape in the valley to the east.

Highlights along this section include: camping and fishing in the Gooseberry-Fairview Reservoir area; a side trip to Joes Valley Reservoir and Ferron Reservoir for camping and fishing. Ferron is the Hub of extensive outdoor recreational opportunities.

7.6 RECREATIONAL OPPORTUNITIES

7.6.1 National Parks in our Area:

- | | | |
|--------------|--------------|---------------------------------|
| Arches | Bryce Canyon | Canyonlands |
| Capitol Reef | Cedar Breaks | Cleveland/Lloyd Dinosaur Quarry |
| Hovenweep | Zion | |

7.6.2 State Parks

- | | | |
|-----------------------------------|-------------------------------------|-----------------------------------|
| Camp Floyd/Stagecoach Inn | Coral Pink Sand Dunes | Dead Horse Point |
| Edge of the Cedars | Fremont Indian | Goblin Valley Goosenecks |
| Green River | Gunlock | Historic Union Pacific Rail Trail |
| S.P. Huntington | Hyrum | Iron Mission |
| Kodachrome | Millsite | Otter Creek |
| Palisade | Paiute | Quail Creek |
| Red Fleet | Rockport | Sand Hollow |
| Scofield | Snow Canyon | Steinaker |
| Territorial Statehouse | Veterans Memorial | Yuba Park |
| Escalante Petrified Forest | | |
| Flight Park State Recreation Area | Utah Field House of Natural History | |

7.6.3 Other Parks and Points of Interest:

- | | | |
|--|-----------------------------|--------------------------|
| Lost Creek Reservoir | Minersville Reservoir | Sid's Leap |
| Scofield Reservoir | Swasey's Cabin | The Swinging Bridge |
| Butch Cassidy's Hideout | Duck Fork Reservoir | Joes Valley Reservoir |
| Millsite State Park and Golf Course | North Huntington State Park | Goblin Valley State Park |
| The Wedge Overlook | MK Tunnels | Willow Lake |
| Range Creek | Short Canyon Petroglyphs | The Copper Globe |
| Lucky Strike Mine | Black Dragon | The Hidden Splendor Mine |
| Desolation Canyon on the Green River | | |
| Cleveland Lloyd Dinosaur Quarry | | |
| Green River State Park and Golf Course | | |
| Buckhorn Draw/Petroglyph Panel | | |

In addition there is the Manti Lasal National Forest to the west and vast BLM controlled lands surrounding Ferron.



General Plan

Chapter 7 - Parks and Recreation

CHAPTER 7 - Parks and Recreation						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
1. Provide for the establishment, maintenance and preservation of parks and recreation facilities in Ferron	A. Design, prepare, and implement a Ferron City Master Plan for Parks and Recreation	i. Form a Citizen's Parks and Recreation Committee	Mayor and City Council		Year 0-1	none
		ii. Write Ferron City Parks and Recreation Master Plan	Citizen's Parks and Recreation Committee		Year 0-2	none
		iii. Approval of Ferron City's Parks and Recreation Master Plan	Mayor and City Council		Year 0-2	none
		iv. Implement Ferron City's Parks and Recreation Master Plan	Citizen's Parks and Recreation Committee	Mayor and City Council	On going	TBD
		i. Plan recreational trails and ATV accesses	Citizen's Parks and Recreation Committee	Ferron Citizens	Year 0-1	none
		ii. Approval of trails and accesses	Mayor and City Council		Year 0-1	none
2. Plan and develop recreational trails and extended ATV access roads in throughout the community	A. Incorporate recreational trails and ATV accesses in Ferron City Parks and Recreation Master Plan	i. Issue RFPs for design and engineering of trails	Citizen's Parks and Recreation Committee		Year 0-1	none
		ii. Investigate funding sources	Citizen's Parks and Recreation Committee	County Rec Board Emery County Economic Development Emery County Economic Development Council SEUALG	Year 0-2	none
		iii. Apply to funding source(s)	Citizen's Parks and Recreation Committee		Year 0-2	none
		iv. Select contractor from RFPs	Mayor and City Council	Citizen's Parks and Recreation Committee	Year 0-3	none
		v. Begin Construction	Selected contractor(s)		Year 0-5	TBD
		vi. Open trail(s)	Mayor and City Council	Citizen's Parks and Recreation Committee Ferron Citizens	Within 30 days of completion	TBD
	B. Build Trails					



General Plan

Chapter 7 - Parks and Recreation

CHAPTER 7 - Parks and Recreation						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
3. Enhance the cultural quality of life of Ferron residents and visitors	C. Extend ATV access roads	i. Plan extended ATV access roads	Citizen's Parks and Recreation Committee	Ferron Citizens	Year 0-1	None
		ii. Approval of ATV access roads extensions	Mayor and City Council		Year 0-1	none
		iii. Codify ATV access roads extensions	Mayor and City Council		Year 0-1	TBD
3. Enhance the cultural quality of life of Ferron residents and visitors	A. Innovate, support and encourage community cultural activities	i. Encourage and support citizen originated cultural activities	Citizen's Parks and Recreation Committee	Mayor and City Council	On going	TBD
		ii. Plan, organize, and execute annual Peach Days celebration	Citizen's Parks and Recreation Committee	Mayor and City Council Ferron Citizens	On going	TBD
		iii. Foster and encourage a community culture that values cultural activities	Mayor and City Council	Citizen's Parks and Recreation Committee	On going	TBD
Enhance the cultural quality of life of Ferron residents and visitors (cont)	Innovate, support and encourage community cultural activities (cont)	iv. Seek out sources to fund cultural activities and venues	Citizen's Parks and Recreation Committee	County Rec Board Emery County Economic Development Emery County Economic Development Council SEUJALG	On going	none
		v. Apply for funding to support cultural activities and venues	Citizen's Parks and Recreation Committee		On going	none



General Plan

Chapter - 8

Public Facilities and Services

8.1 INTRODUCTION

One of the main responsibilities of every municipality is providing services to its citizens. This chapter will address the various aspects and policies of providing those services, providing for public facilities, and activities in the City including administrative offices, library, public works, and public safety facilities. Ferron, through its organizational structure, administers the City's water, wastewater, waste management, storm drainage, and other public facilities.



Key

Points

-  **Municipal facilities and services**
-  **Educational support**
-  **Community services**

8.2 MUNICIPAL FACILITIES AND SERVICES

8.2.1 City Administration

The Ferron City Municipal Corporation, the official name of the City organization, is organized and operated with concern for providing efficient and effective utilization of resources and governmental services to the residents of the community. The City Administration offices are located in the City Center area at 20 East Main Street. Offices and services found within this building are the Mayor's Office, City Council/Planning Commission chambers, administrative and finance offices, Human Resources, Community Emergency Response Center and Community Services.

8.2.2 Public Works

The Ferron City Public Works Department strives to make the City an accessible, functioning and healthy community. Located at 150 West Mill Road, the "old fire station" houses the offices for Public Works, Water, Sewer, Streets, Fleet, City Parks, and the Cemetery. In providing City services, the Public Works Department endeavors to be well organized, well trained and to operate in an orderly, economical, and diligent manner.

8.2.3 Public Utilities

Public utilities which are provided to the community by Ferron City include sewer treatment, culinary, secondary, and irrigation (through Ferron Canal Company) water. Garbage pickup is also administered through the City utilities department. Ferron City's Utilities Office is located in City Hall at 20 East Main Street.



Chapter 8 – Public Facilities and Services

8.2.4 The Water Supply

Ferron City's water, both culinary and secondary, is supplied from Millsite Reservoir and owns about 1750 shares of water, which is approximately 875 acre-feet of water which is managed and distributed by contracts with the Ferron Canal and Irrigation Company and the Castle Valley Special Services District. Please refer to the water quality report found in the Appendix, Chapter 8

The capacity of Ferron's current water treatment facilities is sufficient for about 6880 people while our population is just under 1650 people. The secondary water system (non-culinary) has reduced the demand on the city's culinary water system. The peak treated water demand of the city is about 505 gpm, or about 33% of the current capacity.

The Ferron Municipal water distribution consists of a treated water system (culinary) and an untreated water system (secondary) which are not interconnected so that there is never an opportunity for contamination due cross connections. Each water network will have to be expanded in order to provide for an anticipated increased number of connections in the future. The accepted practice is to provide 800 gallons of treated water storage for each connection. The existing 771,000 gallons of treated water storage is adequate for about 2,890 people. Ferron's population can grow by about 60% with the current volume of treated water stored.

8.2.5 Waste Water Facilities

The development of wastewater collection treatment and disposal facilities is one of the most important factors responsible for the general level of good health enjoyed by the population of the United States.

Not every one in the city is on the sewer system because they are below grade level and cannot properly drain into the sewer system, therefore those few properties will remain on septic systems for the foreseeable future. Currently the undeveloped area to the east along Molen Road can be serviced with sewers without installation of a lift pumping station. Newly developed properties in areas below grade level will be assessed an impact fee to cover the costs of installing lifting pump stations, etc.

Existing Facilities:

Existing wastewater treatment facilities in Ferron consists of a network of collection lines and a complete containment lagoon system for treatment and waste disposal. User rates for the wastewater system include a hook-up fee and a monthly fee.

In 2005 the lagoons were moved east about three miles south of Molen. The Ferron wastewater facilities, upgraded in 2005, will be able to accommodate about 3,100 homes.

8.2.6 Fire Department

The Ferron City Fire Department is located at 25 East Molen Road. This highly trained community of volunteers is a full service organization which provides fire suppression and emergency medical services 24 hours a day to the communities of Ferron and Clawson as well as the surrounding area.



Chapter 8 – Public Facilities and Services

8.2.7 Police Department

Ferron City has no municipal law enforcement agency. The community relies on law enforcement provided through a contractual arrangement with the Emery County Sheriff's Department. As the City's economy expands and the population grows it should seriously consider the establishment of a municipal police department and the termination of its contractual relationship with the Sheriff's department.

8.2.8 Ferron Emergency Response Program (FERP)

A well-organized and coordinated emergency response program is essential to every community in order to effectively respond to various emergencies and disasters, both natural and human caused, as quickly and practically possible. Disaster Preparedness is a critical part of community planning. Ferron is currently revising and up dating its emergency response program.

8.2.9 Telecommunications

Any plan to expand the City's economy and to attract quality, 21st century technology based businesses to the City demands the City taking a proactive role in the planning and encouragement of updated and quality telecommunication systems within the community. The municipal government shall make such a role another of its primary concerns by working with Emery Telcom and other entities in designing a telecommunications infrastructure as the needs present themselves.

Emery Telcom provides the telephone service as well as DSL high-speed (broadband) digital computer service. There is cable TV service, satellite TV service, radio stations from Price City, as well as satellite radio.

Emery County is now testing free over the air Digital HD Television Channels at the Horn Mountain Communication site, These channels are the Salt Lake area channels 2, 4, 5, 7, 9, 11, 13, 14, 16, and 30. This gives people in the Huntington, Castle Dale, Orangeville, Ferron, and surrounding areas the chance to test there systems and to watch these Digital and High Definition channels, Emery Town now has four of the above channels and Green River will soon have four Channels to watch and test their systems, the other channels will be installed as soon as possible.

When this project in finished, sometime before February 2009, most of Emery County homes will have the capability of receiving Free over the air Digital Television Channels which have several SUB channels for a total of as many as 22 Channels and 11 other Pay Channels through USDTV subscription service.

8.3 EDUCATIONAL SUPPORT

Ferron City is the home of Ferron Elementary School and the San Rafael Junior High School. Ferron Elementary School is located at 100 West Mill Road and San Rafael Junior High School is located at 390 West 500 South. Secondary education in the community is also provided by Emery High School is located at 955 North Center Street in Castle Dale. It shall be the objective of the City to support, where possible, the educational institutions within the community and to emphasize the importance of education for and to all its citizens.



Chapter 8 – Public Facilities and Services

8.3.1 County Library

While Ferron City has no City Library, a branch of the Emery County Library is located at 55 North 200 West. In addition to an excellent collection of books and printed resources, the library also maintains computers and software which are available to all library patrons.

8.4 COMMUNITY SERVICES

8.4.1 Health Care Support

High quality health care and facilities that meet the health care needs of the community shall become a primary goal of Ferron City. The health of the community is an issue that should always concern city leaders. Existing health care facilities within the City consist of the Emery County Care and Rehabilitation Facility Center located at 455 West Mill Road. Ferron City shall identify and address health-care issues and needs in the community and shall create a Healthcare Committee, comprised of representatives of local health care providers, municipal leaders, and interested citizens. The tasks of such a committee shall include performing a comprehensive health-care needs assessment and developing a community health-care plan for continued and improved healthcare services within the City.

8.4.2 Community Services and Organizations

- Youth City Council
- American Legion
- American Legion Auxiliary
- Emery County Chamber of Commerce
- Daughters of Utah Pioneers
- Meals on Wheels (South Eastern Utah Assoc. of Local Governments)



Chapter 8 – Public Facilities and Services

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CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS						
Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
1. Provide effective and efficient public services to the community.	A. Maintain sufficient levels of staffing and programs to serve the public needs, which are administered with a customer friendly attitude.	i. Provide efficient functioning and a service - oriented atmosphere in the City Administrative Offices.	City Council		on going	TBD
		ii. Evaluate the need to establish a municipal police department and when feasible establish one.	City Council		on going	as required
		iii. Maintain a fully-staffed, trained and certified Fire Department to provide the community with the appropriate level fire suppression and emergency medical services.	City Council	Fire Chief	on going	as required
2. Provide sufficient water resources and systems to support the future growth of the community.	A. Develop additional community water resources.	i. Purchase private water shares whenever available at the last recorded share price.	City Council		on going	as required
		ii. Continue selling water "hook-ups" rather than requiring water shares for new home and commercial construction.	City Council		on going	TBD
		iii. Explore the expansion of water resources through development of wells, reservoir overflow catch basins, and reuse of "grey" waters.	City Council		on going	TBD
3. Provide ever expanding community and business services.	A. Become pro-active in assessing community health care needs and encouraging good, quality health care facilities and programs are available to the community.	i. Establish a Ferron City Healthcare Committee which will be responsible for creating a comprehensive healthcare needs assessment, and developing a community health-care plan.	City Council	Community Healthcare Providers	on going	TBD



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Chapter 8 – Public Facilities and Services

CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS

Goal	Objective	Action Item	Responsibility	Implementation Partners	Target Date	Budget
Provide ever expanding community and business services. (cont)	B. Develop a proactive role in planning and encouraging updated and quality telecommunication systems in the community.	i. Maintain close contact with telecommunications service providers and engage in ongoing discussions concerning telecommunications infrastructure.	City Council	Telecommunications Service providers	on going	TBD
		ii. Provide municipal business services to the community through internet services, including utility department functions and business licensing.	City Council	Staff	on going	as required
		iii. Provide City ordinances, planning and zoning ordinances, forms, and community centered information through the City's web site.	City Council	Staff	on going	as required



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Appendices



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Appendix A - Ferron City General Plan Survey



Appendix

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<h2 style="margin: 0;">Ferron City General Plan Survey</h2> <p style="font-size: small; margin: 5px 0;">This Survey form as been designed by the City of Ferron so as not to collect any personally identifying information (name, email address, Social Security number, or other unique identifier) please do not provide any. The data collected herein shall be used by the City of Ferron only for demographic and general plan design purposes only except where otherwise permitted by law.</p>	
1. Your Age?	
2. Your Education? <small>(circle highest level completed)</small>	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 Advanced Degree
3. How many in your household?	
4. Your gross annual household income? <small>(circle income level)</small>	\$20k or less \$21- 40k \$41-60k \$61-80k \$81-100k \$101k or more
5. Your occupation?	
6. How many years have you lived in Ferron?	
7. What type of residence do you live in? <small>(check one only)</small>	<input type="checkbox"/> single family home <input type="checkbox"/> apartment <input type="checkbox"/> condominium <input type="checkbox"/> mobile/manufactured home



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<p>8. Do you rent or own your residence? (check one)</p>	<p><input type="checkbox"/> Rent <input type="checkbox"/> Own</p>
<p>9. Why did you move to Ferron? (check all that apply)</p>	<p> <input type="checkbox"/> Bigger lot <input type="checkbox"/> More affordable housing <input type="checkbox"/> Better environment <input type="checkbox"/> Closer to work <input type="checkbox"/> Access to recreation <input type="checkbox"/> Safer environment <input type="checkbox"/> Be close to family or friends <input type="checkbox"/> Quality of life <input type="checkbox"/> other _____ </p>
<p>10. What does Ferron need? (check all that apply)</p>	<p> <input type="checkbox"/> More parks <input type="checkbox"/> More trails <input type="checkbox"/> More open spaces <input type="checkbox"/> More recreational opportunities <input type="checkbox"/> More stores <input type="checkbox"/> More affordable housing <input type="checkbox"/> Mixed use/housing development <input type="checkbox"/> More high density housing <input type="checkbox"/> Walkable self-contained neighborhoods <input type="checkbox"/> Better roads <input type="checkbox"/> More large employers <input type="checkbox"/> Stricter zoning laws <input type="checkbox"/> Less restrictive zoning laws <input type="checkbox"/> Downtown cleanup/redevelopment <input type="checkbox"/> other _____ </p>



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<p>11. Rate the quality of the following features of Ferron from 1 to 3, 3 being best</p>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Parks <input type="checkbox"/> City Services <input type="checkbox"/> Building Architecture <input type="checkbox"/> Roads <input type="checkbox"/> Shopping <input type="checkbox"/> Schools <input type="checkbox"/> Police & Fire <input type="checkbox"/> Housing <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Open spaces <input type="checkbox"/> Trails <input type="checkbox"/> City government </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Environment <input type="checkbox"/> Recreation </td> </tr> </table>	<input type="checkbox"/> Parks <input type="checkbox"/> City Services <input type="checkbox"/> Building Architecture <input type="checkbox"/> Roads <input type="checkbox"/> Shopping <input type="checkbox"/> Schools <input type="checkbox"/> Police & Fire <input type="checkbox"/> Housing <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Open spaces <input type="checkbox"/> Trails <input type="checkbox"/> City government	<input type="checkbox"/> Environment <input type="checkbox"/> Recreation
<input type="checkbox"/> Parks <input type="checkbox"/> City Services <input type="checkbox"/> Building Architecture <input type="checkbox"/> Roads <input type="checkbox"/> Shopping <input type="checkbox"/> Schools <input type="checkbox"/> Police & Fire <input type="checkbox"/> Housing <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Open spaces <input type="checkbox"/> Trails <input type="checkbox"/> City government	<input type="checkbox"/> Environment <input type="checkbox"/> Recreation		
<p>12. If you were to move what type of residence would you move into next? (check all that apply)</p>	<input type="checkbox"/> Larger home <input type="checkbox"/> Condominium <input type="checkbox"/> Smaller home/individual maintenance <input type="checkbox"/> Smaller home/common maintenance <input type="checkbox"/> Apartment <input type="checkbox"/> Assisted living facility <input type="checkbox"/> other _____		
<p>13. What types of business are needed in Ferron? (check all that apply)</p>	<input type="checkbox"/> Manufacturing <input type="checkbox"/> Entertainment <input type="checkbox"/> Retail <input type="checkbox"/> Commercial/Beauty/Fitness <input type="checkbox"/> Office <input type="checkbox"/> Restaurants <input type="checkbox"/> Services <input type="checkbox"/> other _____		



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<p>16. Are you in favor of maintaining high or higher standards for the above even if you were asked to correct a violation of City's ordinances?</p>	<p><input type="checkbox"/> yes, I think the City should enforce its ordinances <input type="checkbox"/> yes, but only if the property is in a state of neglect <input type="checkbox"/> no, I don't want the City to force anyone to keep their property up</p>
<p>17. Did you know that the City has the legal right to impose planning and zoning policies on its residents and property owners?</p>	<p><input type="checkbox"/> yes <input type="checkbox"/> no</p>
<p>18. Did you know that the City is required by law to adopt a General Plan to guide development in the City?</p>	<p><input type="checkbox"/> yes <input type="checkbox"/> no</p>



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<p>19. Which of the following issues should be addressed in the City's General Plan?</p> <p>(check all that apply)</p>	<ul style="list-style-type: none"><input type="checkbox"/> Street alignments and design<input type="checkbox"/> Streetscape improvements<input type="checkbox"/> Transportation<input type="checkbox"/> Types of Housing<input type="checkbox"/> Density of Housing<input type="checkbox"/> Environment<input type="checkbox"/> Parks<input type="checkbox"/> Recreation Facilities<input type="checkbox"/> Trails<input type="checkbox"/> Economic development<input type="checkbox"/> Tourism<input type="checkbox"/> Locations and types of commercial developments<input type="checkbox"/> Locations and types of industrial development<input type="checkbox"/> Open space locations and uses<input type="checkbox"/> Urban design standards<input type="checkbox"/> Infrastructure improvements<input type="checkbox"/> Main street/city center redevelopment<input type="checkbox"/> Architectural theme for city center<input type="checkbox"/> Sense of place
--	--

Your comments:

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Appendix B - Ferron City General Plan Survey Results

Appendix



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Number of Surveys Distributed	Number of Surveys Returned	Percentage of Return
500	129	25.80%

1. Age –

Number of respondents 120

18-30	10	8.33%
31-40	10	8.33%
41-50	32	26.67%
51-60	34	28.33%
61-70	21	17.50%
71 or older	13	10.83%

2. Education

# of respondents		124
1		0.00%
2		0.00%
3		0.00%
4		0.00%
5		0.00%
6		0.00%
7		0.00%
8		0.00%
9		0.00%
10	2	1.61%
11	2	1.61%
12	32	25.81%
13	15	12.10%
14	34	27.42%
15	8	6.45%
16	22	17.74%
Adv. Degree	9	7.26%



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3. Household size –

# of respondents		124
2	56	45.16%
1	17	13.71%
3	16	12.90%
4	16	12.90%
5	13	10.48%
6 or more	6	4.84%

4. Gross annual household income -

# of respondents		100
\$21-40 k	38	38.00%
\$41-60 k	23	23.00%
\$81-100 k	15	15.00%
\$20k or less	11	11.00%
\$101 or more	8	8.00%
\$61-80 k	5	5.00%

5. Occupation

Number of respondents 73

Coal miner		0.00%
Teacher		0.00%
Truck driver		0.00%
Electrician		0.00%
Rancher		0.00%
Farmer		0.00%
Management		0.00%
Retail		0.00%
Retired		0.00%

6. Length of residency –



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Number of respondents 75

0-5 years		0.00%
6-10 years		0.00%
10-20 years		0.00%
21-30 years		0.00%
31 years or more		0.00%

7. Types of residence –

Number of respondents 126

Single Family	119	94.44 %
Mobile/Manufactured home	6	4.76 %
Apartment	1	0.79 %
Condominium	0	0.00 %

8. Rent or own?

Number of respondents		127
Own	121	95.28 %
Rent	6	4.72 %

9. Where from?

Number of respondents 121

Other Utah	28	23.14 %
Emery Co.	21	17.36 %
SLC	21	17.36 %
Native	20	16.53 %
Other State	18	14.88 %
California	10	8.26 %
Idaho	3	2.48 %

10. Why did you move to Ferron? (check all that apply)



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Number of respondents

Quality of life	50	44.64 %
Closer to family/friends	39	34.82 %
Safer environment	32	28.57 %
Better environment	30	26.79 %
Closer to work	30	26.79 %
More affordable housing	22	19.64 %
Access to recreation	22	19.64 %
Other	21	18.75 %
Bigger lot	10	8.93 %

11. What does Ferron need?
(check all that apply)

of respondents

112

More Stores	84	75.00 %
More large employers	61	54.46 %
Downtown cleanup/redevelopment	58	51.79 %
More recreational opportunities	54	48.21 %
Better roads	30	26.79 %
More trails	28	25.00 %
other	25	22.32 %
Less restrictive zoning	16	14.29 %
More affordable housing	12	10.71 %
Stricter zoning laws	12	10.71 %
Walkable self-contained neighborhoods	11	9.82 %
More parks	10	8.93 %
More open spaces	6	5.36 %
Mixed use housing development	4	3.57 %
More high density housing	2	1.79 %



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12. Rate the quality of the following features of Ferron from 1 to 3, 3 being best

	1		2		3		# of respondents
Parks	15	13.27%	65	57.52%	33	29.20%	113
City Services	11	10.28%	68	63.55%	28	26.17%	107
Building Architecture	34	34.34%	56	56.57%	9	9.09%	99
Roads	27	25.71%	58	55.24%	20	19.05%	105
Shopping	90	82.57%	17	15.60%	2	1.83%	109
Schools	5	4.72%	34	32.08%	67	63.21%	106
Police & Fire	5	4.72%	45	42.45%	56	52.83%	106
Housing	19	19.00%	60	60.00%	21	21.00%	100
Neighborhoods	10	9.09%	51	46.36%	49	44.55%	110
Open Spaces	7	6.93%	43	42.57%	51	50.50%	101
Trails	33	33.33%	37	37.37%	29	29.29%	99
City Government	21	19.27%	65	59.63%	23	21.10%	109
Environment	7	6.54%	37	34.58%	63	58.88%	107
Recreation	20	18.69%	45	42.06%	40	37.38%	107



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13. If you were to move what type of residence would you move to next?
(check all that apply)

# of respondents		111
Larger home	36	32.43%
Condominium	10	9.01%
Smaller home/individual maintenance	30	27.03%
Smaller home/common maintenance	7	6.31%
Apartment	2	1.80%
Assisted living facility	3	2.70%
Other	17	15.32%

14. What types of businesses are needed in Ferron?
(check all that apply)

# of respondents		118
Restaurants	110	93.22%
Retail	77	65.25%
Manufacturing	68	57.63%
Entertainment	56	47.46%
Services	37	31.36%
Commercial/beauty/fitness	29	24.58%
Office	21	17.80%
Other	20	16.95%

15. How should enhanced city services be funded?
(check all that apply)

# of respondents		120
Sales and property tax revenues from commercial growth	85	70.83%
Increased user fees	58	48.33%
other	17	14.17%
Higher property taxes	8	6.67%



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16. Which of the following help to improve your property values?
(check all that apply)

# of respondents		121
Maintenance of neighbors' property	87	71.90%
City reputation and identity	74	61.16%
High standards for landscaping, lighting, and fencing along city streets	62	51.24%
Enforcement of nuisance and zoning laws	53	43.80%
High architectural standards	26	21.49%

17. Are you in favor of maintaining high or higher standards for the above even if you were asked to correct a violation of city's ordinances?

# of respondents		116
Yes, I think the City should enforce its ordinances	103	88.79%
Yes, but only if the property is in a state of neglect	0	0.00%
No, I don't want the city to force anyone to keep their property up	13	11.21%

18. Did you know that the city has the legal right to impose planning and zoning policies on its residents and property owners?

# of respondents		121
Yes	86	71.07%
No	35	28.93%

19. Did you know that the city is required by law to adopt a General Plan to guide development in the city?

# of respondents		119
Yes	67	56.30%
No	52	43.70%



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20. Which of the following issues should be addressed in the city's general plan?
(check all that apply)

# of respondents		117
Economic Development	86	73.50%
Main street/city center redevelopment	70	59.83%
Locations and types of commercial development	68	58.12%
Recreation facilities	67	57.26%
Locations and types of industrial development	64	54.70%
Tourism	62	52.99%
Parks	44	37.61%
Trails	41	35.04%
Infrastructure improvements	40	34.19%
Street alignments and design	37	31.62%
Types of housing	35	29.91%
Density of housing	33	28.21%
Environment	31	26.50%
Open space locations and uses	30	25.64%
Sense of place	29	24.79%
Streetscape improvements	22	18.80%
Urban design standards	21	17.95%
Transportation	14	11.97%
Architectural theme for city center	6	5.13%

Comments:



Appendix C - Ferron City's Transportation Master Plan

Appendix



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Ferron City's Transportation Master Plan goes
here





Appendix D - Ferron City Affordable Housing Plan

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Appendix

Ferron City Affordable Housing Plan goes here

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Appendix E - Ferron City Parks and Recreation Plan

Appendix



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Appendix

Ferron City Parks and Recreation Plan goes
here

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Appendix F – Proposed Changes to Zoning Ordinances

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Current Zone Designations:

RA-1 Rural Agriculture Zone
R-1-10,000 Residential Zone
R-1-7500 Residential Zone
R-2-7500 Residential Zone
R-3-7500 Residential Zone
CC-1 Central Commercial Zone
H-1 Highway Commercial Zone
SC-1 Shopping Center Zone
I-1 Industrial Zone

Proposed New and Current Zone Structure

A-1 Agriculture - Farm Lands of Local Importance
(Large parcels of agricultural land protected from development)

RA-1 Rural Agriculture Zone
R-1-10,000 Residential Zone
R-1-7500 Residential Zone
R-2-7500 Residential Zone
R-3-7500 Residential Zone
R-3-10,000,
R-4-10,000
R-5-20,000

H-1 Highway Commercial Zone
CC-1 Central Commercial Zone

SC-1 Proposed Shopping Center Zone
SC-2 Neighborhood Commercial

I-1 Industrial Zone
I-2 Industrial Zone

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Appendix G - Ferron City's Municipal Corporation Annexation Policy Plan

Appendix



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Appendix

Ferron City's Municipal Corporation Annexation
Policy Plan goes here

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Appendix H – Sources of Funding

Appendix



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CDBG (Community Development Block Grants)
and
PCIB (Permanent Community Impact Fund)

The Community Development Block Grant program helps strengthen cities, towns, and villages throughout the nation. Authorized in 1974 by an act of Congress, the program grants states and local communities funds to provide housing and create jobs primarily for low and moderate income people.

The primary purpose of the CDBG program is the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low and moderate income people. The program is sponsored by the US Department of Housing and Urban Development (HUD) The funds can no longer be used for constructing buildings, but for improvement projects for low to moderate income families

PCIFB Permanent Community Impact Fund Board

The Permanent Community Impact Fund Board provides loans and /or grants to state agencies and subdivisions of the state which are or may be socially or economically impacted, directly or indirectly, by mineral resource development on federal lands.

Under the Federal Mineral Lease Act of 1920, lease holders on public land make royalty payments to the federal government for the development and production of non-metalliferous minerals. In Utah, the primary source of these royalties is the commercial production of fossil fuels on federal land held by the U.S. Forest Service and the Bureau of Land Management. Since the enactment of the Mineral Lease Act of 1920, a portion of these royalty payments, called mineral lease payments, have been returned to the state in an effort to help mitigate the local impact of energy and mineral developments on federal lands. The state of Utah then allocates the Permanent Community Impact Funds with 32.5% of the funds. The Board will only fund those applications for funding assistance which are submitted by an eligible applicant for an eligible project.

Applicant Eligibility.

Utah state statute defines a "subdivision of the state" as being any of the following: counties, cities, towns, school districts, housing authorities, building authorities, special service districts, water conservancy districts, county service areas, special improvement districts, water or sewer improvement districts, and public postsecondary institutions.

Project Eligibility.

Utah state statute authorizes the CIB to fund the following types of activities: planning, construction and maintenance of public facilities, and provision of public services. The CIB's administrative rules further define "public facilities and services" to mean public infrastructure traditionally provided by governmental entities.

As of the date of this writing Ferron City has three open applications with PCIFB and just closed an application with CDBG. CDBG funds are more difficult to get because it is based on income level of residents. It only becomes available during one cycle per year and has stricter criteria.



The following funding opportunities are identified by their Catalog of Federal Domestic Assistance numbers. See the Catalog of Federal Domestic Assistance (for full information).

10.854 Rural Economic Development Loans and Grants

OBJECTIVES:

To promote rural economic development and job creation projects, including funding for project feasibility studies, start-up costs, incubator projects, and other reasonable expenses for the purpose of fostering rural development.

USES AND USE RESTRICTIONS:

Projects which promote rural economic development and job creation. For fiscal year 2001, maximum amount of grant is \$200,000; maximum amount of loan is \$450,000. Maximum term of loan is ten years at zero interest rate.

ELIGIBILITY REQUIREMENTS:

Electric and telephone utilities that have current loans with the Rural Utilities Service (RUS) or Rural Telephone Bank loans or guarantees outstanding and are not delinquent on any Federal debt or in bankruptcy proceedings.

PROGRAM ACCOMPLISHMENTS:

In fiscal year 2005, 83 projects were funded. It is anticipated that in fiscal year 2006, the level of activity will be approximately the same. Considering the estimated funding level for fiscal year 2007, funding activity is anticipated to be the same.

EXAMPLES OF FUNDED PROJECTS:

(1) a \$740,000 loan to construct an addition to a hospital to house a Rural Health Clinic. (2) a \$450,000 loan to purchase equipment to be used in a business expansion. (3) a \$300,000 grant to establish a revolving loan fund to provide business loans to businesses in 10 counties.



10.773 Rural Business Opportunity Grants

OBJECTIVES:

To promote sustainable economic development in rural communities with exceptional needs.

USES AND USE RESTRICTIONS:

Grant funds may be used to assist in the economic development of rural areas by providing technical assistance, training, and planning for business and economic development.

ELIGIBILITY REQUIREMENTS:

Grants may be made to public bodies, nonprofit corporations, Indian tribes on Federal or State reservations or other Federally recognized tribal groups, and cooperatives with members that are primarily rural residents and that conduct activities for the mutual benefit of the members.

EXAMPLES OF FUNDED PROJECTS:

(1) a \$50,000 grant was made to help fund a business incubator; (2) a \$33,500 grant was made to a Native American tribe for technical assistance in implementing a business plan; (3) a \$344,500 grant was made to provide technical assistance in an Enterprise Community.

CRITERIA FOR SELECTING PROPOSALS:

Grant selection criteria include the extent to which economic development resulting from the proposed project will be sustainable over the long term; the extent to which the project should lead to improvements in the quality of economic activity within the community, such as higher wages, improved benefits, greater career potential, and the use of higher level skills; the amount of leveraging of funds from other sources; service to communities that are experiencing trauma due to a major natural disaster or the closing or major downsizing of a military facility or other major employer; service to communities that have remained consistently poor over the long term or have experienced long term population decline or job deterioration; and the extent of the project's usefulness as a best practice that may serve as a model for other communities.



10.769 RBEG (RURAL BUSINESS ENTERPRISE GRANTS)

OBJECTIVES

To facilitate the development of small and emerging private business, industry, and related employment for improving the economy in rural communities.

USES AND USE RESTRICTIONS:

Rural business enterprise grant (RBEG) funds may be used to create, expand or operate rural distance learning networks or programs that provide educational or job training instruction related to potential employment or job advancement to adult students; develop, construct or acquisition land, buildings, plants, equipment, access streets and roads, parking areas, utility extensions, necessary water supply and waste disposal facilities; refinancing; services and fees; and to establish a revolving loan fund. Television demonstration grant (TDG) funds may be used for television programming to demonstrate the effectiveness of providing information on agriculture and other issues of importance to farmers and other rural residents. All uses must assist a small and emerging private business enterprise except for the TDG Program.

ELIGIBILITY:

Applicants eligible for RBE grants are public bodies and nonprofit corporations serving rural areas such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. Applicants eligible for TD grants are statewide, private, nonprofit, public television systems whose coverage is predominantly rural. Rural area for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants.

EXAMPLES OF FUNDED PROJECTS:

(1) a \$25,000 grant was made for business development in an Empowerment Zone; (2) a \$500,000 grant was made to establish a revolving loan fund; and (3) a \$200,000 grant was made for construction of a manufacturing building.

CRITERIA FOR SELECTING PROPOSALS:

Projects selected for funding should, as much as practical, adhere to the following priorities: (1) Projects which will be located in communities having a large portion of their population with low incomes; (2) projects which will save existing jobs; (3) projects which will create jobs; and (4) projects located in areas with high unemployment rate.



10.766 Community Facilities Loans and Grants

OBJECTIVES:

To construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents.

USES AND USE RESTRICTIONS:

Community facilities include but are not limited to those providing or supporting overall community development such as child care facilities, food recovery and distribution centers; assisted-living facilities; group homes, mental health clinics, and shelters; and education facilities. Projects comprise, community, social, cultural, transportation, industrial park sites, fire and rescue services, access ways, and utility extensions. All facilities financed in whole or in part with RHS funds shall be for public use.

ELIGIBILITY REQUIREMENTS:

City, county, and State agencies; political and quasi-political subdivisions of States and associations, including corporations, Indian tribes on Federal and State reservations and other federally recognized Indian tribes; and existing private corporations which: (1) are operated on a not-for-profit basis; (2) have or will have the legal authority necessary for constructing, operating, and maintaining the proposed facility or service and for obtaining, giving security for, and repaying the loan; and (3) are unable to finance the proposed project from its own resources or through commercial credit at reasonable rates and terms. Assistance is authorized for eligible applicants in rural areas of the States, Puerto Rico, the Virgin Islands, Guam, American Samoa, the commonwealth of the Northern Mariana Islands, the Marshall Islands, the Republic of Palaw, and the Federated States of Micronesia.

EXAMPLES OF FUNDED PROJECTS:

Loans were made to: (1) establish rural health clinics in medically underserved areas; (2) purchase fire fighting, rescue, and public safety equipment for rural areas; (3) construct new municipal buildings; (4) build new schools to serve rural communities; and (5) renovate hospitals to meet current life/safety codes.



10.760 Water and Waste Disposal Systems for Rural Communities

OBJECTIVES:

To provide basic human amenities, alleviate health hazards and promote the orderly growth of the rural areas of the nation by meeting the need for new and improved rural water and waste disposal facilities.

USES AND USE RESTRICTIONS:

Funds may be used for the installation, repair, improvement, or expansion of a rural water facility including distribution lines, well pumping facilities and costs related thereto, and the installation, repair, improvement, or expansion of a rural waste disposal facility including the collection, and treatment of sanitary, storm, and solid wastes. Grant funds may not be used to pay: Interest on loans, operation and maintenance costs, or to acquire or refinance an existing system. No maximum loan amount is established by statute. The maximum term on all loans is 40 years. However, no repayment period will exceed any statutory limitation or the organization's borrowing authority nor the useful life of the improvement or facility to be financed. There are currently three interest rates for direct loans: A 4.5 percent rate when the loan is required to meet health or sanitary standards and the median household income of the service area is below the higher of the poverty line or 80 percent of the statewide Nonmetropolitan median household income; the intermediate rate, halfway between 4.5 percent and market rate, if the median household income of the service area is not more than 100 percent of the nonmetropolitan median household income of the State; and market rate for those applicants that do not qualify for 4.5 percent or intermediate rate. The interest rate on guaranteed loans is negotiable between the applicant and the lender.

ELIGIBILITY REQUIREMENTS:

Municipalities, counties, and other political subdivisions of a State, such as districts and authorities, associations, cooperatives, corporations operated on a not-for-profit basis, Indian tribes on Federal and State reservations and other Federally recognized Indian tribes. Facilities shall primarily serve rural residents and rural businesses. The service area shall not include any area in any city or town having a population in excess of 10,000 inhabitants according to the latest decennial census of the United States. The applicant must: (1) Be unable to finance the proposed project from its own resources or through commercial credit at reasonable rates and terms; and (2) have the legal authority necessary for constructing, operating, and maintaining the proposed facility or service, and for obtaining, giving security for, and repaying the proposed loan. Plans and specifications must be developed to comply with State and local health and pollution regulations and other requirements. Grants are made only when necessary to reduce the average annual benefited user charges to a reasonable level. Normally, grants are considered only when the debt service portion of the cost to grant eligible users exceeds the following percentages of median household incomes (MHI) for the applicant service area; 0.5 percent when the MHI of the service area is below the poverty line or below 80 percent (whichever is higher) of the State's non-metropolitan household income (NMHI); 1.0 percent when the NMHI of the service area exceeds the 0.5 percent requirement but is not more than 100 percent of the State's NMHI; no RUS grant funds will be used in any project when the MHI of the service area is above the poverty line and more than 100 percent of the State's NMHI. The RUS grant may not exceed 75 percent of the eligible project development cost when the MHI of the service area is below the poverty line or below 80 percent (whichever is higher) of the State's NMHI and the project is necessary to alleviate a health or sanitary problem; 45 percent when the MHI of the service area exceeds the 75 percent requirements, but is not more than 100 percent of the State's NMHI.



Appendix

General Plan

Assistance is authorized for eligible applicants in rural areas of the United States, Puerto Rico, the Virgin Islands, Guam, Commonwealth of Northern Mariana Islands, American Samoa, and to the extent the Secretary determines feasible and appropriate, the Trust Territory of the Pacific Islands.

EXAMPLES OF FUNDED PROJECTS:

The following areas received funds for specified projects: Construct new water system consisting of water lines, pumping stations, wells, storage tanks and treatment plants; water system improvements consisting of additional water lines, new water treatment facility and booster pump; renovation of existing water system which includes new distribution lines, wells and pressure tanks; construct new waste water collection and treatment systems; replace waste water treatment plant and improve waste water collection lines; rehabilitate waste water collection lines and construct lift station; purchase site for landfill; and purchase trucks and equipment for solid waste disposal.



Pioneer Communities

Pioneer Communities is based on the "Main Street Approach," a comprehensive strategy for downtown revitalization developed by the National Main Street Center. The Main Street Approach is integrated around four points that capture the complex dynamics of the downtown business district:

- 🔑 Restoring the landscape of downtown.
- 🔑 Effectively promoting Main Street in a changing marketplace.
- 🔑 Identifying and capitalizing on opportunities for business growth.
- 🔑 Managing and sustaining the downtown revitalization effort.

Through the Pioneer Communities Program, communities work to restore the physical and economic vitality of their downtown business districts. This process--the Main Street Approach--isn't a "quick fix." It builds sustainable change on incremental steps. But communities that establish and maintain a focus on downtown revitalization can achieve:

- 🔑 Greater economic stability
- 🔑 Rehabilitation and re-use of important historic commercial and public buildings
- 🔑 Reduced vacancy
- 🔑 Increased sales and property tax revenues
- 🔑 Restoration of downtown as the center of commercial, civic, and cultural activities
- 🔑 Enhanced sense of community identity
- 🔑 More effective use of community resources

Further information may be found at:

http://goed.utah.gov/business_development/PCMS/index.html



Appendix I - Earthquake And Ground-Shaking Hazards In Ferron



EARTHQUAKE AND GROUND-SHAKING HAZARDS IN FERRON

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2007

EARTHQUAKE HAZARDS

The principal hazards associated with earthquakes are ground shaking, surface fault rupture, liquefaction and related ground failure, landslides, and various types of flooding. Ground shaking is the most damaging and widespread earthquake hazard, which affects large areas and is generally strongest near the earthquake epicenter. Surface fault rupture usually occurs only during earthquakes of magnitude 6.0-6.5 and larger, and may affect a zone many hundreds of feet wide along the surface trace of the fault that generated the earthquake. Liquefaction commonly occurs in areas of shallow ground water and sandy soil such as along streams, and may cause various types of ground failure. Rock falls are the most common type of landslide during earthquakes, but landslides of many types may be expected in mountainous areas. Flooding may result from water-line or canal breaks, stream diversions, increased ground-water discharge, seiches (earthquake-induced waves) in lakes, and failure of dikes or dams.

In general, the earthquake probability and hazard in the Ferron area are low to moderate compared to the Wasatch Front. Most historical earthquakes in the area are related to coal mining and are in the magnitude 2-4 range, although the largest historical earthquake was the non-coal-mining-related magnitude 5.3 San Rafael Swell earthquake in 1988 about 14 miles east of Ferron ([University of Utah Seismograph Stations, 2007](#)). The potential for strong ground shaking, particularly with respect to building design, is discussed in detail below. In general, the potential for strong ground shaking in Ferron is low to moderate compared to the Wasatch Front. The Ferron area lacks the deep basins filled with unconsolidated sediments that amplify ground shaking along the Wasatch Front. However, seismic waves from an equivalent-size earthquake will actually travel farther and dissipate less quickly in central and eastern Utah than in western Utah and the Wasatch Front because of the shallow bedrock in the area. No active faults occur within the city limits of Ferron; the nearest active faults are in the Joes Valley fault zone about 5 miles to the west ([U.S. Geological Survey \[USGS\], 2007c](#)). Therefore, surface faulting is not a hazard in Ferron. Shallow ground water is uncommon in Emery County and is found chiefly in stream bottoms, making liquefaction a hazard affecting only restricted low-lying areas. Rock falls are a hazard because they may occur in relatively small earthquakes (magnitude 4 and larger) in the cliff areas west of Ferron, although the city itself has little risk. Earthquake-induced flooding is also unlikely to be a significant hazard in Ferron.



Appendix

General Plan

For additional information, view the Emery county pre-disaster mitigation plan ([Utah Division of Homeland Security, 2003](#)), University of Utah Seismograph Stations web site ([UUSS](#)), and the Utah Geological Survey web site ([UGS](#)).



DETAILS OF GROUND-SHAKING HAZARDS IN FERRON

Peak Ground Acceleration

Earthquake ground-shaking hazards are generally quantified in terms of probabilistic ground motions, including peak ground accelerations. Peak acceleration is the maximum change in velocity of a particle attached to the earth's surface, or generally, the maximum ground motion experienced by a person standing on the ground surface during an earthquake ([USGS, 2007a](#)). For building design, ground motions with a return period of about every 2500 years (or a 2% probability of exceedence in 50 years) are used. For Ferron (using zip code 84523), earthquake peak ground accelerations with this return period are 30% g (acceleration due to gravity) based on hazard values from the USGS National Seismic Hazard Maps ([USGS, 2007b](#)). The hazard values take into account historical seismicity and expected future seismicity based on geologic studies of active faults near the site. For Ferron, the most significant, active faults nearby in addition to the Joes Valley fault zone are the Gunnison fault and Wasatch fault zone ([USGS, 2007c](#)). For comparison, for Salt Lake City, the design peak ground accelerations are about 70% g, or more than double those in Ferron.

Seismic Design Provisions

Probabilistic ground motions provide the background data for seismic provisions in building codes. For example, the 2006 International Building Code (IBC; International Code Council [ICC], 2006a) specifies design requirements for most structures to resist the effects of earthquake motions. Design requirements depend on (1) the severity of design earthquake ground motions at a site, (2) the site class, based on the types of soils present at a site and their engineering properties, and (3) the seismic design category of a structure, assigned based on its occupancy category.

In 2001, the State of Utah adopted the IBC to replace the previously used Uniform Building Code (UBC; International Conference of Building Officials, 1997). The International Residential Code (IRC; ICC, 2006b) is used for one- and two-family dwellings. Seismic design provisions in the 2006 IBC and IRC supersede the numbered seismic zones (zones 0 through 4) of the 1997 UBC. The 1997 UBC zones are now obsolete as they are based on older versions of the USGS National Seismic Hazard Maps and do not account for the response properties of different building types. In contrast, seismic provisions in the 2006 IBC are more sophisticated (and complicated) and are based on updated (2002) USGS probabilistic seismic-hazard maps and specify maximum considered earthquake motions (spectral response accelerations) at both short (S_s , 0.2 second) and long (S_l , 1.0 second) periods. In general, spectral accelerations are the motions experienced by buildings during earthquake shaking. The accelerations are given at different periods, as short-period earthquake motions tend to



affect shorter, 1-2 story buildings, whereas long-period motions affect taller buildings with about 10 or more stories.

Seismic Design Parameters

Under the IBC, building design also depends on the local geology; for example, whether the building sits on bedrock (site classes A and B), dense soil and soft rock (site class C), stiff soil (site class D), or soft soil (site class E). Contoured values of S_s and S_l (in % g) are included in the 2006 IBC for site class B (rock) (figure 1613.5; ICC, 2006). However, values may be adjusted if different site conditions exist. For site classes other than rock (table 1613.5.2; ICC, 2006), S_s and S_l are multiplied by site coefficients using tables 1613.5.3(1) and 1613.5.3(2) (ICC, 2006a). The resulting spectral response accelerations are used to determine design spectral response acceleration parameters (design accelerations) following section 16.13.5.4 (ICC, 2006a).

Spectral response and design accelerations may be determined by using the USGS Ground Motion Parameter Calculator ([USGS, 2007b](#)). For example, for Ferron (using zip code 84523 and assuming site class B), short- and long-period spectral response accelerations (S_s and S_l) with a 2% probability of being exceeded in 50 years are 66.5% g and 20.9% g, respectively. The short- and long-period design accelerations (S_{ds} and S_{dl}) are two-thirds of the S_s and S_l values, which reduces the response accelerations to the minimum necessary to prevent building collapse. For Ferron, S_{ds} is 44.3% g and S_{dl} is 13.9% g (assuming site class B). If site soil properties provide the basis for reclassifying a site as other than site class B, S_s and S_l (and S_{ds} and S_{dl}) are adjusted accordingly. For example, for site class D (stiff soil), S_s and S_l are multiplied by site coefficients to yield adjusted short-period (S_{ms}) and long-period (S_{ml}) accelerations of 84.3% g and 41.4% g, respectively. The design values (S_{ds} and S_{dl}) are two-thirds of S_{ms} and S_{ml} , or 56.2% g and 27.6% g, respectively.

Design accelerations (S_{ds} and S_{dl}) are used to determine the seismic design category, which becomes the basis for design. Seismic design categories range from A (least ground-shaking level) to E (strongest ground-shaking level), and vary according the building occupancy category. Seismic design categories for Ferron range from C to D. One- and two-family dwellings and other non-essential facilities (occupancy categories I, II, and III) built on rock (site classes A and B) are in seismic design category C. “Essential facilities” such as hospitals (occupancy category IV) built on rock, or buildings of any occupancy category built on soil (site classes C-E) are in seismic design category D.



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