

IRON COUNTY
68 South 100 East
Parowan, Utah 84761

CONDITIONAL USE PERMIT

Date: December 17, 2001

Permit No. 01-03

The Petitioner, Circle Four Farms, having duly submitted a request for a Conditional Use Permit to the Iron County Planning Commission, and the Iron County Planning Commission having reviewed, discussed, and voted on the Conditional Use Permit application as submitted by Circle Four Farms, and the Iron County Planning Commission having determined that the applicable ordinances and statutes have been complied with, and having further determined that good cause exists and is supportive of the granting of a Conditional Use Permit, now therefore, the Iron County Planning Commission does hereby grant the Petitioner a Conditional Use Permit as related to certain real property described in Exhibit "A" which is attached hereto and incorporated herein by this reference, all of said property being located in Iron County, State of Utah, and said Condition Use Permit being granted for the use or uses of a Single Family Accessory Dwelling in the zone presently classified as A-20 (Agriculture 20), and said Conditional Use Permit granted subject to the following terms, provisions, and condition, to wit:

1. The dwelling shall not be sold, rented, or leased separate from the agricultural enterprise, presently Circle Four Farms, located on the subject property.
2. Petitioner herein shall conform to all county, state, and federal laws, rules, ordinances, and regulations.
3. By accepting the issuance of this permit, the Petitioner recognizes and accepts that the accessory dwelling is located within land primarily used for agricultural production. The Petitioner acknowledges that the following activities may occur as a normal and existing facet of the operation located on the land wherein the accessory dwelling is located:
 - a. pesticide spraying (including crop dusting)
 - b. field burning
 - c. machinery operation
 - d. feeding of livestock
 - e. dairy operations
 - f. grazing and moving of livestock
 - g. fertilizing
 - h. composting
 - i. dust caused by agricultural operations
 - j. night time operations

00443807 Bk00786 Pg00142-00145
FATSY CUTLER - IRON COUNTY RECORDER
2002 JAN 24 13:58 PM FEE \$16.00 BY PTC
REQUEST: CIRCLE FOUR FARMS

- k. associated noises with large scale farming practices
 - l. all other normal agricultural operations as determined by the Planning Commission;
 - m. that strong odors are part of the normal agricultural operation of a swine or animal operation.
4. The Petitioner also agrees to notify all residents of the dwelling of the agricultural nature of the land, including the above named activities.
 5. The Petitioner agrees to record with the Iron County Recorder's Office, this Conditional Use Permit.
 6. The Petitioner agrees to hold Iron County harmless from any civil actions that may be brought by residents of the accessory dwelling for environmental or health related causes of action which are caused by the agricultural operation located on the site wherein this accessory dwelling is located.
 7. The Petitioner and occupant of this dwelling recognize and accept the remoteness and lack of services readily available to this area.
 8. If the terms and conditions set forth above are not complied with, in each and every aspect, this Conditional Use Permit shall become null and void. The Petitioner shall then not be entitled to the conditional use granted herein. If the Petitioner has not obtained an occupancy permit, for the above accessory dwelling, or implemented with the above terms and conditions set forth herein within one year from the Planning Commission approval, this Conditional Use Permit become null and void.

DATED this 26 day of December, 2001

IRON COUNTY ZONING ADMINISTRATOR:

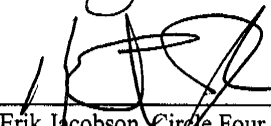


CHAD NAY, Administrator

IRON COUNTY PLANNING COMMISSION:



GARY GOODSSELL, Acting Chairman,

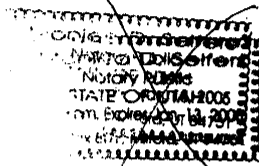


Erik Jacobson, Circle Four Farms
Petitioner

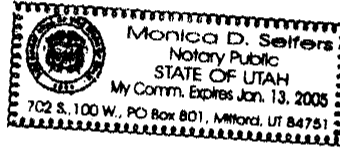
00443807 Bk00786 Pg00143

Certificate of Notary Public

Erik Jacobson having appeared before me this ^{JANUARY 2002} ~~28~~ day of ~~December, 2001~~, and having duly executed the foregoing instrument, asserts that the above facts are true.



Monica D. Seifers
Notary Public



00443807 Bk00786 Pg00144

EXHIBIT "A"

PARCEL DESCRIPTION

250 FEET SOUTH AND 200 FEET EAST OF N1/4 CORNER SECTION 18,
TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN.

00443807 Bk00786 Pg00145