

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
Public Hearings & Regular Meeting

July 2, 2024

The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, July 2, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2nd level of the parking structure and use the connecting skyway located at the northwest corner).

AGENDA

- 1. WELCOME AND PLEDGE OF ALLEGIANCE**
- 2. PUBLIC COMMENTS – Non-Agenda Items**
- 3. CONDITIONAL USE PERMIT APPLICATION – “Correctional Institution” – (33.50 Acres)**
Iron County Sherriff - Located near 631 N 2550 W, Cedar City, UT (APN: D-0968-0004-0000).
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION – “Recreation, Commercial” – (17.483 Acres)**
Ryan & Christie Frisby - Located near 2160 S Old Hwy 91, Kanarraville, UT (APN: E-0401-0011-0000)
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT APPLICATION – “Vehicle Sales & Rental Lot” Impound Yard – (35.72 Acres) SG3**
Enterprises LLC, c/o Spencer Woodbury - Located near 2957 W 200 S, Parowan, UT (APN: C-1051-0005-0000).
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. COUNTY CODE AMENDMENT – Ordinance 2024-5, Adding “Section 17.30.090 – Designated Livestock Trails”**
CONTINUED FROM JUNE 6th PLANNING COMMISSION MEETING
 - Staff Introduction
 - Public Hearing – Held June 6th, 2024
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 7. CONTESTED ALUP APPLICATION – “Guest House” Christopher Larrison (3.59 Acres)**
1223 S Cedar Bluff Drive, Cedar City, UT (APN: D-1139-0010-0079-0000)
 - Staff Introduction
 - Planning Commission & Staff Discussion
 - Planning Commission Action – (Direct Staff to Approve, Approve with modifications, Deny or Continue)
- 8. ZONING DISCUSSION FOR THE KANARRAVILLE TIER II AREA (Agriculture Protection Area Application)**
 - Staff Introduction
 - Planning Commission & Staff Discussion
 - Planning Commission Direction for subsequent meetings

9. MINUTES... consider approval of minutes for the June 6, 2024 meetings.

10. STAFF REPORTS... A. Building Department B. County Attorney C. Planner & Services Coordinator

11. ADJOURN