

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
Public Hearings & Regular Meeting
December 3, 2020

The Iron County Planning Commission has scheduled a public hearing and anticipates taking action at a regularly scheduled meeting Thursday, December 3, 2020 at 5:30 pm. This meeting will be held in the 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 north end)

AGENDA

1. WELCOME AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS – Non-Agenda Items

3. CONDITIONAL USE PERMIT APPLICATION – Proposed “Rehabilitation/Treatment Facility”

Located at approximately 21185 N Pine Valley Rd, Beryl, Utah 84714. *Applicant: RedCliff Ascent, Inc.*
Approximately 160.00 acres – within the S½ SW¼ & W½ SE¼ Section 21, T31S, R16W, SLB&M (APN: E-1153-0000-0000).

Staff Introduction:

Open Public Hearing:

- Public Comment Period

Close Public Hearing:

- Planning Commission & Staff Discussion
- Planning Commission Action – Approve, Deny, or Continue

4. PROPOSED TIER AND ZONING AMENDMENTS FOR LANDS AFFECTED BY THE DISSOLUTION OF CEDAR HIGHLANDS TOWN (Tier II Boundary Adjustment and zoning to R-1 and A-20)

Discussion regarding appropriate land uses, tiering and zoning designations after dissolution of Cedar Highlands Town. Located in portions of Sections 2, 3 & 4, T37S, R11W, Sections 23, 24, 25, 26, 27, 28, 33, 24, 25 & 36, T36S, R11W, and Sections 30 & 31, T36S, R10W, SLB&M, Iron County, UT. *Presenter(s): Iron County Staff.*

Staff Introduction:

Open Public Hearing:

- Public Comment Period

Close Public Hearing:

- Planning Commission & Staff Discussion
- Planning Commission Action – Recommendation to County Commission

5. PROPOSED COUNTY CODE AMENDMENT – Ordinance 2020-5, Location and use of RV’s on private property

Staff Introduction:

Open Public Hearing:

- Public Comment Period

Close Public Hearing:

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

6. PLANNING DISCUSSION (no action required) – Continued...

- Factory-Built Residential Housing Options – sizes and locations
- R4K Zoning District (4000 sq. ft. lots)
- ADU’s – Accessory Dwelling Units (attached to primary dwellings)
- Multi-dwelling housing options (Townhouses)

7. MINUTES... approve minutes of October 1, 2020 & November 5, 2020 meetings

8. STAFF REPORTS.....

- A. Building Department
- B. County Attorney
- C. County Planner/Special Services Coordinator

9. ADJOURNMENT