

ORDINANCE NO. 2024-19

AN ORDINANCE TO ADOPT LAND USE CODE REGARDING NOTICING REQUIREMENTS WHEN AMMENDING THE NUMBER, SHAPE, BOUNDARIES, OR AREAS OF ANY ZONING DISTRICT OR ISSUING CONDITIONAL USE PERMITS, OR AMMENDING LAND USE CODE RELATED TO THE HISTORICAL PRESERVATION DISTRICT. DATED OCTOBER 10TH 2024.

WHEREAS, Parowan City is a corporation created and existing under the laws of the State of Utah; and,

WHEREAS, Utah State Code has noticing requirements for various actions listed in the title above and these requirements are minimum requirements. It is the desire of the Parowan City Council to require the applicant or City to provide additional notice directly to land owners that may be affected by the requested changes since they own property within the area affected or within a certain distance of the requested action; and,

WHEREAS, Additional noticing requirements will provide greater transparency, awareness, and the ability to comment to the public on the actions being requested.

NOW, THEREFORE, the City Council of Parowan City, Utah, hereby adopts and passes the following:

ORDINANCE CREATING PAROWAN CITY MUNICIPAL CODE 15.02.155, 15.02.156, AND 7.18.055

15.02.155 Additional notice requirements for amendments to the number, shape, boundaries, or areas of any zoning district - The Planning Commission shall conduct a Public Hearing prior to considering any amendment to the number, shape, boundaries, or areas of any zoning district. Noticing requirements for the hearing shall be in accordance with Utah state law for noticing land use changes and as a minimum said notices shall be mailed or hand delivered to all property owners of record that are adjacent to or within 300 feet of the boundaries of the property being considered for an amendment to the number, shape, boundaries, or areas of any zoning district. The written notification shall describe the location and nature of the proposed revision. It shall inform neighboring property owners of the opportunity to comment upon the application in a meeting of the Planning Commission. The time, date, and place of the meeting at which the application will be considered shall be noted. Notification may be accomplished in person or by mail with the use of self-addressed, stamped envelopes. Notification shall be accomplished at the applicant's expense.

15.02.156 Historical Preservation Overlay District – Noticing Requirements - In addition to the noticing requirements for any amendment to Land Use Code or to the number, shape, boundaries or areas of any zoning district, the Planning Commission shall conduct a Public Hearing prior to considering any amendment to land use code that is applicable only to properties located within the Historic Preservation Overlay Zoning District. Noticing requirements for the hearing shall be in accordance with Utah state law for noticing land use changes and as a minimum said notices shall be mailed or hand delivered to all property owners of record that are within the Historic Preservation Overlay Zoning District.

15.18.055 Notification Of Neighboring Property Owners – The Planning Commission shall conduct a Public Hearing prior to considering a Conditional Use Permit. Noticing requirements for the hearing

shall be in accordance with Utah state law for noticing land use changes and as a minimum said notices shall be mailed or hand delivered to all property owners of record adjacent to or within 300 feet of the boundaries of the property being considered for a conditional use permit. The written notification shall describe the location and nature of the proposed conditional use permit. It must inform neighboring property owners of the opportunity to comment upon the application in a meeting of the Planning Commission. The time, date, and place of the meeting at which the application will be considered shall be noted. Notification may be accomplished in person or by mail with the use of self-addressed, stamped envelopes. Notification shall be accomplished at the applicant's expense.

PASSED AND ADOPTED by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 10th day of October, 2024.

PAROWAN CITY



Mollie Halterman, Mayor

Voting on Next Page

VOTING:	AYE	NAY	ABSTAIN	ABSENT
David Burton	✓	—	—	—
Rochell Topham	✓	—	—	—
Sharon Downey	✓	—	—	—
John Dean	✓	—	—	—
David Harris	✓	—	—	—

Attested by:


Callie Bassett, City Recorder



