

**ORDINANCE NO. 2024 - 04**

**AN ORDINANCE AMENDING THE USE REGULATIONS TABLE 15.38 PERMITTED USES, TO ALLOW FOR THE CONDITIONAL USE OF CONSTRUCTION EQUIPMENT RENTAL, SALES, AND SERVICE WITHIN THE HIGHWAY SERVICES DISTRICT HS-1. ORDINANCE DATED MARCH 28<sup>TH</sup>, 2024**

**WHEREAS**, prior to this ordinance, Construction equipment rental (heavy equipment) was not permit within the Highway Services District HS-1. However, Farm Equipment Sales, Rental & Service and Truck and Heavy Equipment Rental & Sales are permitted uses, within this zone. Additionally, Truck and Heavy Equipment Service is a conditional use, within this zone; and,

**WHEREAS**, The Parowan City Planning Commission made a positive recommendation to take this action, as long as the use is changed from Not Permitted (“N”) to Conditional (“C”), not to Permitted (“P”).

**NOW, THEREFORE**, pursuant to Subsection §10-2-4, Utah Code Annotated, the City Council of Parowan City, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH AS FOLLOWS:**

**ORDINANCE AMENDING THE USE REGULATIONS TABLE 15.38 PERMITTED USES, TO ALLOW FOR THE CONDITIONAL USE OF CONSTRUCTION EQUIPMENT RENTAL, SALES, AND SERVICE WITHIN THE HIGHWAY SERVICES DISTRICT HS-1**

**PASSED AND ADOPTED** by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 28<sup>th</sup> day of March, 2024.

PAROWAN CITY

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Mollie Halterman, Mayor

*Voting on Next Page*

| <b>VOTING:</b> | <b>AYE</b> | <b>NAY</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|------------|----------------|---------------|
| David Burton   | —          | —          | —              | —             |
| Rochell Topham | —          | —          | —              | —             |
| Sharon Downey  | —          | —          | —              | —             |
| David Harris   | —          | —          | —              | —             |
| John Dean      | —          | —          | —              | —             |

Attested by:

\_\_\_\_\_  
 Callie Bassett, City Recorder

**ORDINANCE NO. 2024 - 05**

**AN ORDINANCE AMENDING THE USE REGULATIONS TABLE 15.36 PERMITTED USES, TO ALLOW FOR THE CONDITIONAL USE OF MANUFACTURED HOME SALES WITHIN THE GENERAL COMMERCIAL DISTRICT GC-1. ORDINANCE DATED MARCH 28<sup>TH</sup>, 2024**

**WHEREAS**, prior to this ordinance, Manufactured Home Sales was not permitted within the General Commercial District GC-1; and,

**WHEREAS**, this ordinance does not change the disallowance of the manufacturing of manufactured homes within the General Commercial District; and,

**WHEREAS**, The Parowan City Planning Commission made a positive recommendation to take this action, as long as the use is changed from Not Permitted ("N") to Conditional ("C"), not to Permitted ("P").

**NOW, THEREFORE**, pursuant to Subsection §10-2-4, Utah Code Annotated, the City Council of Parowan City, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH AS FOLLOWS:**

**ORDINANCE AMENDING THE USE REGULATIONS TABLE 15.38 PERMITTED USES, TO ALLOW FOR THE CONDITIONAL USE OF MANUFACTURED HOME SALES WITHIN THE GENERAL COMMERCIAL DISTRICT GC-1**

**PASSED AND ADOPTED** by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 28<sup>th</sup> day of March, 2024.

PAROWAN CITY

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Mollie Halterman, Mayor

*Voting on Next Page*

| <b>VOTING:</b> | <b>AYE</b> | <b>NAY</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|------------|----------------|---------------|
| David Burton   | —          | —          | —              | —             |
| Rochell Topham | —          | —          | —              | —             |
| Sharon Downey  | —          | —          | —              | —             |
| David Harris   | —          | —          | —              | —             |
| John Dean      | —          | —          | —              | —             |

Attested by:

\_\_\_\_\_  
 Callie Bassett, City Recorder

**ORDINANCE NO. 2024 - 06**

**AN ORDINANCE ADOPTING "APPENDIX A" AS METIONED IN 15.42.100 DEVELOPMENT STANDARDS  
ORDINANCE DATED MARCH 28<sup>TH</sup>, 2024**

**WHEREAS**, General guidelines are needed for use by the Historic Preservation Committee to assist them in their role of making decisions on proposed development within the Historic District. The Historic preservation Committee has heretofore not had an officially adopted "Appendix A" to work from in their capacity; and,

**WHEREAS**, the Historic Preservation Committee and Planning Commission have made positive recommendations to pass this ordinance adopting the attached "Appendix A".

**NOW, THEREFORE**, pursuant to Subsection §10-2-4, Utah Code Annotated, the City Council of Parowan City, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH AS FOLLOWS:**

**ORDINANCE ADOPTING THE ATTACHED "APPENDIX A" AS METIONED IN 15.42.100  
DEVELOPMENT STANDARDS**

**PASSED AND ADOPTED** by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 28<sup>th</sup> day of March, 2024.

PAROWAN CITY

\_\_\_\_\_  
Mollie Halterman, Mayor

| <b>VOTING:</b> | <b>AYE</b> | <b>NAY</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|------------|------------|----------------|---------------|
| David Burton   | _____      | _____      | _____          | _____         |
| Rochell Topham | _____      | _____      | _____          | _____         |
| Sharon Downey  | _____      | _____      | _____          | _____         |
| David Harris   | _____      | _____      | _____          | _____         |
| John Dean      | _____      | _____      | _____          | _____         |

Attested by:

\_\_\_\_\_  
Callie Bassett, City Recorder