

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
Public Hearings & Regular Meeting
January 4, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, January 4, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2<sup>nd</sup> 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. COUNTY CODE AMENDMENT TO ORDINANCE 2022-6, EVIDENCE OF AVAILABILITY OF NECESSARY SERVICES – Water Rights Priority Dates (To be included in ordinance 2024-1 Titles 15, 16, & 17).**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (PH - Commission meeting January 8, 2024)  
(Approve, Approve with modifications, Deny or Continue)

**4. COUNTY CODE AMENDMENT – Ordinance 2024-1, Subdivision Procedures and Noticing Requirement Updates “Titles 15, 16 & 17, Iron County Code” in compliance with state code changes. Continued from Dec 7, 2023 meeting.**

Staff Introduction

Public Hearing: Held Dec 7, 2023

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (PH - Commission meeting January 8, 2024)  
(Approve, Approve with modifications, Deny or Continue)

**5. GENERAL PLAN REVIEW FOR TIER II and TIER III – SPA ZONE REVIEW  
Ordinance 205**

Staff Introduction

Planning Commission and Staff Discussion

**6. MINUTES...** consider approval of minutes for the December 7, 2023 meetings.

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

**8. ADJOURN**

**IRON COUNTY, UTAH**  
**IRON COUNTY PLANNING COMMISSION**  
Public Hearings & Regular Meeting  
**February 1, 2024**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, February 1, 2024 at 5:30 pm, Cedar City Justice Court – located at 82 North 100 East, Cedar City, Utah.

AGENDA

1. WELCOME AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS – Non-Agenda Items

3. TIER III GENERAL PLAN AMENDMENT – “New Harmony Ranch, Village” (482.86 Acres)

Staff Introduction

Public Hearing:

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

4. ZONE CHANGE APPLICATION – “A-20 to SPA” – (New Harmony Ranch, Village Project – 482.86 Acres)

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

5. DEVELOPMENT AGREEMENT APPLICATION – “New Harmony Ranch, LLC”

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

6. ZONE CHANGE APPLICATION – “R-2 TO A-20” Escalante Farms, LLC. (38.06 Acres)

Lots 1 – 16, Block H, Santa Anna Ranchos, Unit 3, Valley of Vision. 6000 - 6400 N 6400 W, Beryl, UT

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

7. CONDITIONAL USE PERMIT APPLICATION – “Iron Springs BESS, LLC”

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

8. CONDITIONAL USE PERMIT APPLICATION – “Enterprise Storage, LLC

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

9. CONDITIONAL USE PERMIT APPLICATION – “Granite Mountain BESS West”

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

10. CONDITIONAL USE PERMIT APPLICATION – “Granite Mountain BESS East”

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

11. TRAINING – OPEN MEETINGS LAW

12. MINUTES... consider approval of minutes for the January 4, 2023 meetings.

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

14. ADJOURN

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

March 7, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, March 7, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2<sup>nd</sup> 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. TIER III GENERAL PLAN AMENDMENT – “New Harmony Ranch, Village” (482.86 Acres)**

**Located near 2900 E Hwy 144, New Harmony (APNs: E-0409-0001-0412, E-0409-0004-0000, E-0409-0010-0000 & E-0409-0011-0000).**

Staff Introduction

Public Hearing:

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

**4. ZONE CHANGE APPLICATION – “A-20 to SPA” – (New Harmony Ranch, Village Project – 482.86 Acres)**

**Located near 2900 E Hwy 144, New Harmony (APNs: E-0409-0001-0412, E-0409-0004-0000, E-0409-0010-0000 & E-0409-0011-0000).**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

**5. DEVELOPMENT AGREEMENT APPLICATION – “New Harmony Ranch, LLC”**

**Located near 2900 E Hwy 144, New Harmony (APNs: E-0409-0001-0412, E-0409-0004-0000, E-0409-0010-0000 & E-0409-0011-0000).**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

**6. CONDITIONAL USE PERMIT AMENDMENT APPLICATION – “Kennel, Dogs” Andrea Burton (5.70 Acres)**

**Located at 9216 W Highway 56, Cedar City (APN: E-0241-0005-0002)**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

- 7. CONDITIONAL USE PERMIT APPLICATION – “Recycling Processing Facility” Energy Recycling Technologies LLC c/o Wayne LeBaron (20 Acres) Located near 11145 N 700 E, Cedar City, UT (APN: D-0404-0005-0000)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 8. ZONE CHANGE APPLICATION – “A-20 to C” Thorton, Wilmarth & Lundgren. (20.20 Acres) Located near 3600 S and 5700 W, Cedar City, UT (APN: E-0259-0015-0000)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 9. ZONE CHANGE APPLICATION – “R-5 to C” MHW LC (9.64 Acres) Located near 3000 N and Bulldog Road, Cedar City, UT (APN: D-0727-0000-0000)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 10. ZONE CHANGE APPLICATION – “R-5 to R-½” Bauer Family etal & DDJ Development (19.54 Acres) Located near 3570 N and 2300 W, Cedar City, UT (APN: D-0616-0617-0002)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 11. ZONE CHANGE APPLICATION – “R-5 to C” Hilton Butler (5.62 Acres) Located near 3280 N (Meadowlark Lane) and Old Hwy 91, Cedar City, UT (APN: D-0636-0026-0001)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 12. CONTESTED ALUP APPLICATION – “Contractor Shop/Office” Colton Ray (1.89 Acres) 35936 W 200 S, Parowan, UT (APN: C-1047-1048-0000)**
  - Staff Introduction
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Direct Staff to Approve, Approve with modifications, Deny or Continue)
- 13. MINUTES...** consider approval of minutes for the February 1, 2023 meetings.
- 14. STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
- 15. ADJOURN**

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

**April 4, 2024**

The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, April 4, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2<sup>nd</sup> 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. ZONE CHANGE APPLICATION – “A-20 to IA” – (Escalante Farms Dairy Digester Project – 101.32 Acres)**  
**Escalante Farms, LLC - Located near 198 S 1200 W, Newcastle, UT (APNs: E-1066-0005-0000 & E-1065-0001-0000)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION – “Agricultural Products Processing and Storage” Biogas Dairy Digester System/Project (101.32 Acres) Escalante Farms, LLC - Located near 198 S 1200 W, Newcastle, UT (APNs: E-1066-0005-0000 & E-1065-0001-0000)**
  - 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” Equipment Sales and Rentals, Cody Knudson (1.16 Acres) Located near 3551 S Old Hwy 91, Cedar City, UT (APN: E-0259-0260-0000)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. COUNTY CODE AMENDMENTS APPLICATION – “Sections 17.16.030, 17.16.040, 17.20.010 & 17.36.270” Amending setbacks in LI; kennel definitions/use; lot size requirements for uses in 20 acre zones; and, accesses for guest houses.**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 7. ELECTION OF OFFICERS**  
**Chair and Vice-Chair**
  - Staff Introduction - Planning Commission Action – (Elect new officers for 2024)
- 8. MINUTES...** consider approval of minutes for the March 7, 2024 meetings.
- 9. STAFF REPORTS...**    A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
- 10. ADJOURN**

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

**May 2, 2024**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, May 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. ZONE CHANGE APPLICATION – “A-20 to LI” – (13.8 Acres)**
Ryan Brindley - Located near 3400 S Old Hwy 91, Cedar City, UT (APN: E-0251-0001-0000)
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “R-5 to R-1/2” – (80.48 Acres)**
Onado Investments LLC - Located near 2300 W & 3200 N to 3600 N, Cedar City, UT (APNs: D-0618-0000-0000, D-0620-0000-0000 & D-06220-0001-0000)
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 5. PRELIMINARY SUBDIVISION APPLICATION – “Estates at Sunrise Ranch, Phase 2” (19.54 Acres – 18 Lots)**
DDJ Development LLC. – Located near 3570 N 2300 W, Cedar City, UT (a portion of APN: D-0616-0617-0002)
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. COUNTY CODE AMENDMENT – Ordinance 2024-3, Amending “Section 17.42.040 – Amending criteria for approving development agreements”**
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 7. MINUTES...** consider approval of minutes for the April 4, 2024 meetings.
- 8. STAFF REPORTS...** A. Building Department B. County Attorney C. Planner & Services Coordinator
- 9. ADJOURN**

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

June 6, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, June 6, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah ([Access room by entering the 2<sup>nd</sup> 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 – “Solar Power Plant” – (2224 Acres)**

**Appaloosa Solar II, rPlus Energies - Located near 9540 N Lund Hwy, Cedar City (APNs: E-0065-0003-0000, E-0067-0001-0000, E-0066-0002-0000, E-0065-0004-0000, E-0065-0004-0000, D-0433-0004-0000, E-0064-0014-0000 & E-0064-0013-0000, and BLM in Sections 26 & 35, T34S, R12W with no APN).**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

**4. CONDITIONAL USE PERMIT APPLICATION – “Resort Lodge; Recreation, Commercial” – (645.99 Acres)**

**Lion Crest LLC - Located near the West end of 825 N (1475 W) and approximately 975 N, Brian Head (APNs: C-1126-0001-0003 & C-1169-0001-0000)**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

**5. CONDITIONAL USE PERMIT APPLICATION – “Outside Storage of Flammable or Hazardous Materials” – (5.0 Acres) Utah Propane - Located near the intersection of Iron Springs Rd and N Comstock Rd (3425 N Iron Springs Rd) Cedar City, (A Portion of APN: SA-E-4240-0000-0000).**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

**6. ZONE CHANGE APPLICATION – “A-20 to LI” – (18.85 Acres)**

**Nathan Harker - Located near 500 E SR 56, Beryl (APN: E-1406-0002-0001)**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

**7. COUNTY CODE AMENDMENT – Ordinance 2024-4, Adding “Chapter 16.40 and Section 17.36.135 – Water conservation regulations”**

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)



- 8. COUNTY CODE AMENDMENT – Ordinance 2024-5, Adding “Section 17.30.090 – Designated Livestock Trails”**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 9. SUBDIVISION CONSTRUCTION AND DESIGN STANDARDS – Floodway Setbacks (Coal Creek and Parowan Creek)**
- 10. MINUTES...** consider approval of minutes for the May 2, 2024 meetings.
- 11. STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
- 12. ADJOURN**

**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 2<sup>nd</sup> 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 6<sup>th</sup> PLANNING COMMISSION MEETING**
  - Staff Introduction
  - Public Hearing – Held June 6<sup>th</sup>, 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**

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

**August 1, 2024**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, August 1, 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. ZONE CHANGE APPLICATION – “R-5 to R-1” (12.0 Acres)**
Located near 1198 W, 1190 W, and 1316 W Midvalley Road, Enoch, UT (APNs: D-0537-0002-0004, D-0538-0538-0001, D-0538-0001-0000 & D-0534-0005-0000) Applicants: Gaylen & Amanda MATHESON
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 4. COUNTY CODE AMENDMENT “ORDINANCE 2024-6” – Approving minor plat amendments by Staff (designated County Land Use Authority) – Chapter 16.28, Iron County Code.**
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 5. FLOOD CHANNEL DISCUSSION – Parowan Creek – Amending the Subdivision Construction and Design Standards – Flood Channel Setback Standards Sheet #1**
 - Staff Introduction
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 6. ZONING DISCUSSION FOR THE KANARRAVILLE TIER II AREA**
 - Staff Introduction
 - Planning Commission & Staff Discussion
 - Planning Commission Direction for subsequent meetings
- 7. MINUTES...** consider approval of minutes for the July 2, 2024 meetings.
- 8. STAFF REPORTS...** A. Building Department B. County Attorney C. Planner & Services Coordinator
- 9. ADJOURN**

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

September 5, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, September 5, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2<sup>nd</sup> 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 – “Surface Mining & Agriculture Products Processing and Storage” Gravel Materials (19.97 Acres) Located near 251 N Cross Hollow Rd, Cedar City, UT (APN: D- 0945-0001-0002-01)**  
Applicant: Progressive Construction Inc., c/o Randy Clark & Russell Limb.
  - 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” Gun Shooting Range (149 Acres) Located near 1280 W Antelope Springs Rd, Newcastle, UT (APN: E-0977-0001-0000)**  
Applicant: Gun Safe Range, LLC., c/o Jim Harmer.
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. ZONE CHANGE APPLICATION – “A-20 to RA-20” (151.68 Acres) Located near 7000 W 4000 S, Cedar City, UT (APN: E-0274-0000-0000)**  
Applicant: RA Watson Family Trust, c/o Kirt Watson
  - Staff Introduction
  - Public Hearing (repeated from August 1, 2024)
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 6. DEVELOPMENT AGREEMENT – BZI Innovation Park (772 Acres) Located along Iron Springs Road between approximately 1300 N and 2400 N, Cedar City, UT**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 7. FLOOD CHANNEL DISCUSSION – Parowan Creek – Amending the Subdivision Construction and Design Standards – Flood Channel Setback Standards Sheet #2**
  - Staff Introduction
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

**8. ZONING DISCUSSION FOR THE KANARRAVILLE TIER II AREA**

Staff Introduction

Planning Commission & Staff Discussion

Planning Commission Direction for subsequent meetings

**9. MINUTES...** consider approval of minutes for the August 1, 2024 meetings.

**10. STAFF REPORTS...** A. Building Department

B. County Attorney

C. Planner & Services Coordinator

**11. ADJOURN**

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

**October 3, 2024**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, October 3, 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. TIER II GENERAL PLAN AMENDMENT – “Tier II to Tier IV” near Kanarraville Town**
Located east of I-15 and west of Kanarra Mtn (BLM) – South of Bumblebee Springs Rd and the Iron County/Washington County boundary
Applicant: Iron County
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion – no action
- 4. ZONE CHANGE APPLICATION – “R-1, R-2 & A-20 to R-5, A-20 & RA-20”**
Located east of I-15 and west of Kanarra Mtn (BLM) – South of Bumblebee Springs Rd and the Iron County/Washington County boundary
Applicant: Iron County
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion – no action
- 5. ZONE CHANGE APPLICATION – “R-½ to R4K” (16.5 Acres)**
Located near 3200 N 2300 W, Cedar City, UT (APN: D-0620-0001-0000)
Applicant: DDJ Development, LLC, c/o Spencer Jones
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 6. ZONE CHANGE APPLICATION – “I to A-20” (155.57 Acres)**
Located near 530 N Buffalo Roam Rd (South of Desert Mound Rd at approx. 10300 W), Cedar City, UT (APN: E-4515-0000-0000)
Applicant: Spencer Bowman
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 7. FLOOD CHANNEL DISCUSSION – Parowan Creek – Amending the Subdivision Construction and Design Standards – Flood Channel Setback Standards Sheet #2**
Staff Introduction
Planning Commission & Staff Discussion
Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

8. MINUTES... consider approval of minutes for the September 5, 2024 meetings.

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

10. ADJOURN

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

November 7, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, November 7, 2024 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2<sup>nd</sup> 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. TIER II GENERAL PLAN AMENDMENT – “Tier II to Tier IV” near Kanarraville Town**  
**Located east of I-15 and west of Kanarra Mtn (BLM) – South of Bumblebee Springs Rd and the Iron County/Washington County boundary.** Applicant: Iron County  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “R-1, R-2 & A-20 to R-5, A-20 & RA-20”**  
**Located east of I-15 and west of Kanarra Mtn (BLM) – South of Bumblebee Springs Rd and the Iron County/Washington County boundary.** Applicant: Iron County  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT APPLICATION – “Resort Lodge” (243 Acres)**  
**Located near 8400 N 2400 E, Beryl, UT 84714 (APN: E-1256-0006-0000 & E-1256-0005-0000)**  
Applicant: Exotics BnBs LLC, Travis Chambers, w/ attorney Joseph Prete  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. CONDITIONAL USE PERMIT APPLICATION to AMEND EXISTING CUP – “Agriculture Products Processing & Storage” Digester w/ BioGas Generation (426.52 Acres)**  
**Located near 198 South 1200 West, Newcastle, UT 84756 (APN: E-1066-0003-0000)**  
Applicant: Bar V Holdings, LLC & New Castle Biogas, LLC, c/o Jared Holt  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 8. MINUTES...** consider approval of minutes for the October 3, 2024 meetings.
- 9. STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
- 10. ADJOURN**

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

**December 5, 2024**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, December 5, 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. ZONE CHANGE APPLICATION – “I to A-20” (50.63 Acres)**
Located near 11100 W Hwy 56, Cedar City, UT. (APN: E-0682-0006-0000) Applicant: Zaphiropoulos Foundation
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “RA-20 to R-1” (40.93 Acres)**
Located near 3750 W 4000 N, Cedar City, UT. (APN: D-0601-0002-0000 & D-0601-0004-0000)
Applicant: Valley Stratton Family Trust, c/o Bert Stratton Trustee
 - Staff Introduction
 - Public Hearing
 - Planning Commission & Staff Discussion
 - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. TIER II GENERAL PLAN & ZONING AMENDMENT – Tier II & Zoning discussion near Parowan & Paragonah**
Located in unincorporated areas around Parowan and Paragonah, Applicant: Iron County
 - Staff Introduction
 - Planning Commission & Staff Discussion
- 6. COUNTY CODE AMENDMENT – “Small Contractor Shop/Office” for R-2 & R-5 zoning districts**
Applicant: Iron County
 - Staff Introduction
 - Planning Commission & Staff Discussion
- 7. MINUTES...** consider approval of minutes for the November 7, 2024 meetings.
- 8. STAFF REPORTS...** A. Building Department B. County Attorney C. Planner & Services Coordinator
- 9. ADJOURN**