

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**