

**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**