

**NOTICE AND AGENDA OF A MEETING OF THE
BOARD OF COMMISSIONERS OF THE COUNTY OF IRON
STATE OF UTAH**

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Commissioners of the County of Iron, State of Utah, will hold a Public Meeting in the Iron County Commission Chambers, at the Iron County Courthouse, 68 South 100 East, Parowan Utah on **Monday, the 11th Day of March, 2024** at the hour of 9:00 o'clock, a.m. Please participate electronically via:

<https://www.youtube.com/channel/UCzP7a7p83dJYk9x6Qh-xi3g> (Search: Iron County Commission Live)

During the meeting, comments may be directed to: (435) 477-8340. Thank you.

AGENDA

9:00 A.M. OPENING, PLEDGE OF ALLEGIANCE, APPROVE MINUTES, APPROVE WARRANTS, DEPARTMENTAL REPORTS, (Auditor, Sheriff, Corrections, and Commission) ETC.

APPROVAL OF CLAIMS FOR PAYMENT FROM:
FEBRUARY 26, 2024 TO MARCH 10, 2024

10:00 A.M. **PUBLIC APPOINTMENTS**

1. PRESENTATION FROM MISS IRON COUNTY, NATALIE ANDERSON.

PUBLIC HEARING

2. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN TIER CHANGE, TIER IV TO TIER III, FOR APPROXIMATELY 482.86 ACRES (WITHIN SECTIONS 17 & 18, T38S, R12W, SLB&M (APNs: E-0409-1-412, E-0409-4, E-0409-10 & E-0409-11)) – LOCATED NEAR 2900 EAST HWY 144, NEW HARMONY, UTAH. Applicant: New Harmony Ranch LLC, c/o Brad Esposito. Presented by Reed Erickson
3. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRES (A-20) TO SPECIALLY PLANNED AREA (SPA), FOR APPROXIMATELY 482.86 ACRES (WITHIN SECTIONS 17 & 18, T38S, R12W, SLB&M (APNs: E-409-1-412, E-409-4, E-409-10 & E-409-11)) – LOCATED NEAR 2900 EAST HWY 144, NEW HARMONY, UTAH. Applicant: New Harmony Ranch LLC, c/o Brad Esposito. Presented by Reed Erickson.
4. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED DEVELOPMENT AGREEMENT FOR THE NEW HARMONY RANCH VILLAGE

(PLANNED MASTER VILLAGE COMMUNITY WITH OPEN SPACE, RECREATION, A VILLAGE CENTER, WITH SINGLE AND MULTI-FAMILY RESIDENTIAL – APPROXIMAGELY 547 DWELLING UNITS – WITHIN SECTIONS 17 & 18, T38S, R12W, SLB&M (APNs: E-409-1-412, E-409-4, E-409-10 & E-409-11)) – LOCATED NEAR 2900 EAST HWY 144, NEW HARMONY, UTAH. Applicant: New Harmony Ranch LLC, c/o Brad Esposito. Presented by Reed Erickson.

5. PUBLIC HEARING ON THE PROPOSED CREATION OF NEW HARMONY RANCH SPECIAL SERVICE DISTRICT.

PUBLIC APPOINTMENTS

6. PUBLIC COMMENTS Three (3) Minute Time Limit per Speaker for Public Comment Participants. Should Not Repeat Others Comments. Only for Items Not on the Agenda. No Items Related to Commission's Role as an Appeal Board. Comments Should Be Directed to the Commission. No Attacks on Other Peoples' Character.
7. DISCUSSION AND POSSIBLE APPROVAL OF A PARTIAL SUBDIVISION VACATE AND AMEND FOR LOTS 14, 15 & 16, WINTERWOOD SUBDIVISION UNIT 1 – TO COMBINE INTO A SINGLE LOT RENUMBERED 14A – LOCATED IN THE NE ¼ OF SECTION 35, T34S, R10W, SL&M, IRON COUNTY, UT. (APN's: D-69-4, D-69-9 & D-69-13). Applicant: Brent Doan. Presented by Reed Erickson
8. DISCUSSION AND POSSIBLE APPROVAL OF THE POTENTIAL SALE OF TWO PROPERTIES OWNED BY IRON COUNTY IN THE CEDAR HIGHLANDS SUBDIVISION, APN's: D-1024-5-1, AND D-1024-5-2. Presented by Richard Wilson.
9. DISCUSSION AND POSSIBLE APPROVAL TO RATIFY AN AGREEMENT BETWEEN IRON COUNTY AND SUNROC FOR THE CONSTRUCTION OF THE IRON COUNTY EWP PROJECT, RIGHT HAND CANYON AND RED CREEK. Presented by Richard Wilson.
10. DISCUSSION AND POSSIBLE APPROVAL TO RATIFY TWO BLM GRANTS FOR FLPMA TITLE V THAT AUTHORIZES IRON COUNTY TO IMPROVE, OPERATE, MAINTAIN, AND TERMINATE WATER FACILITY AND FLOOD CONTROL MITIGATIONS ON BLM ADMINISTERED LAND AND TITLE V RIGHT-OF-WAY UTU-82051 WHICH AMENDS LEGACY UTU-82051 TO ADD A FLOOD CONTROL STRUCTURE ON PUBLIC LANDS ADMINISTERED BY THE BLM. Presented by Richard Wilson
11. DISCUSSION AND POSSIBLE APPROVAL TO RATIFY A PROFESSIONAL SERVICE AGREEMENT BETWEEN IRON COUNTY AND GTC CONSULTING, INC.

CONVENE AS IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (ICCD&RA)

12. ICCD&RA RESOLUTION 2024-1, APPROVING AN AMENDMENT TO THE PARTICIPATION AGREEMENT FOR THE FREMONT SOLAR COMMUNITY DEVELOPMENT PROJECT AREA.
13. ICCD&RA RESOLUTION 2024-2, APPROVING AN AMENDMENT TO THE PARTICIPATION AGREEMENT FOR THE RUSH LAKE SOLAR COMMUNITY DEVELOPMENT PROJECT AREA.

RECOVENE AS THE IRON COUNTY COMMISSION

14. DISCUSSION REGARDING ONGOING LITIGATION. THIS PORTION OF THE MEETING MAY BE CLOSED PURSUANT TO UCA 52-4-205(1)(c), "STRATEGY SESSIONS TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION."
15. PERSONNEL
 - A. SHERIFF'S OFFICE - CORRECTIONS
 1. Request for approval of new-hire, Elliott Matheson as a Full-Time Corrections Deputy 1, backfill of a vacant Position, Effective March 18th, 2024.
 2. Request for approval of promotion for Aaron Wadley from a Deputy 2 to a Deputy 3, Effective March 31st, 2024.
 - B. AUDITOR
 1. Request for approval of promotion for Mckayla Bess from a P/T Accounts Payable to a F/T Accountant 1, Effective March 10st, 2024.

NON-DELEGATED ITEMS

1. County Boards

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Iron County Clerk, 68 S 100 East, Parowan, Utah 84761, Phone (435) 477-8340 at least three days prior to the meeting to be attended. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162.

Certificate of Posting

I hereby certify that copies of this notice have been posted in compliance with Utah Code 52-4-202.

By: Jonathan T. Whittaker, Iron County Clerk