**IRON COUNTY, UTAH**

**IRON COUNTY PLANNING COMMISSION**

Public Hearings & Regular Meeting

**April 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, 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 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 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**