

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 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 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**