

**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 13th Day of May, 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, (Justice Court, and Commission) ETC.

APPROVAL OF CLAIMS FOR PAYMENT FROM:
APRIL 22, 2024 TO MAY 12, 2024.

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

1. PUBLIC HEARING REGARDING THE ISSUANCE OF SALES TAX REVENUE BONDS, PURSUANT TO TITLE 11, CHAPTER 14A, OF THE UTAH CODE ANNOTATED 1953, AS AMENDED, FOR A JAIL PROJECT THAT WAS PREVIOUSLY REJECTED BY THE VOTERS OF THE COUNTY DURING A GENERAL ELECTION.

2. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRES (A-20) TO LIGHT INDUSTRIAL (LI) FOR APPROXIMATELY 13.8 ACRES (WITHIN THE NW¼ SECTION 1, T37S, R12W, SLB&M, IRON COUNTY, UT (APN: E-0257-0001-0000)) – LOCATED AT APPROXIMATELY 3402 S OLD HWY 91, CEDAR CITY, UTAH. Applicant: Ryan Brindley. Presented by Reed Erickson.

3. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM RESIDENTIAL 5 ACRE (R-5) TO RESIDENTIAL ½ ACRE (R-½) – (APPROXIMATELY 80.48 ACRES WITHIN NE¼ SE¼ & SE¼ SE¼ SECTION 21, T35S, R11W, SLB&M, IRON COUNTY, UT (APNs: D-0618-0000-0000, D-0620-0000-0000 & D-0620-0001-0000)) – LOCATED AT APPROXIMATELY 2300 W & 3200 N TO 3600 N, CEDAR CITY, UTAH. Applicant: Onado Investments LLC. Presented by Reed Erickson.

4. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED COUNTY CODE AMENDMENT ORDINANCE 2024-3 MODIFYING SECTION 17.42.040 – AMENDING CRITERIA FOR APPROVING DEVELOPMENT AGREEMENTS, AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Reed Erickson.

PUBLIC APPOINTMENT

5. 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.
6. DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2024-4 CREATING AND ESTABLISHING NEW HARMONY RANCH SPECIAL SERVICE DISTRICT WITHIN IRON COUNTY. Applicant: New Harmony Ranch. Presented by Reed Erickson and Sam Woodall.
7. DISCUSSION AND POSSIBLE APPROVAL OF FUNDING REQUEST FOR THE OPERATIONS OF THE IRON COUNTY RURAL PLANNING ORGANIZATION (ICRPO) AS RECOMMENDED BY RPO-RTEC AND IRON COUNTY COUNCIL OF GOVERNMENTS. Presented by Reed Erickson.
8. CONSIDERATION FOR ADOPTION OF A RESOLUTION 2024-5 AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$95,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2024; AND RELATED MATTERS.
9. DISCUSSION AND POSSIBLE APPROVAL OF A LOCAL CONSENT FOR BAR, FRATERNAL, EQUITY LIQUOR LICENSE OF THE BUSINESS OF BOWMAN’S COWBOY KITCHEN AT 3052 N IRON SPRINGS ROAD, CEDAR CITY. Requested by Weston Jessop
10. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION 2024-6, A RESOLUTION SUPPORTING THE AMENDMENT OF PROPERTY INTO THE IRON SPRINGS INLAND PORT PROJECT AREA IN IRON COUNTY. Presented by Danny Stewart.
11. PRESENTATION ON THE 2023 SHARP SURVEY DATA HIGHLIGHTS FOR THE IRON DISTRICT. Presented by Logan Reid, Southwest Behavioral Health Center – Prevention & Education Services.
12. DISCUSSION AND POSSIBLE APPROVAL OF A CONTRACT FOR CONSTRUCTION SERVICES FOR THE IMPROVEMENTS AND CONSTRUCTION AT THE IRON COUNTY FAIRGROUNDS. AWARDED TO LEGENDARY HOME BUILDERS. Presented by Terry Palmer & Thayne Hainsworth.

13. CONSIDERATION AND APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN IRON COUNTY AND THE BUREAU OF LAND MANAGEMENT TO RESTORE FLOOD DAMAGED RECREATION TRAILS IN THE STATELINE AREA. Presented by Mike Worthen.

CONVENE AS THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY.

14. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR BERYL SOLAR COMMUNITY DEVELOPMENT PROJECT AREAS FOR THE 2023 YEAR. Presented by David Johnson.
15. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE BUCKHORN SOLAR COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.
16. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE CEDAR VALLEY SOLAR COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.
17. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE FIDDLER'S CANYON SOLAR COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.
18. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE ENTERPRISE SOLAR COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.
19. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE GRANITE MOUNTAIN SOLAR EAST AND GRANITE MOUNTAIN SOLAR WEST COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson
20. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson
21. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE COVE MOUNTAIN 1 AND COVE MOUNTAIN 2 SOLAR COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.
22. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR RED HILLS RENEWABLES COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.
23. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE SUN EDISON PHASE 1, 2 AND 3 COMMUNITY DEVELOPMENT PROJECT AREAS FOR THE 2023 YEAR. Presented by David Johnson.

24. CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE THREE PEAKS COMMUNITY DEVELOPMENT PROJECT AREA FOR THE 2023 YEAR. Presented by David Johnson.

RECONVENE AS THE IRON COUNTY COMMISSION.

25. PRESENTATION TO HELP THE COUNTY AND THE COMMISSION TO UNDERSTAND THE NEED FOR THE ASSESSORS OFFICE TO ADOPT STATISTICAL MODELING FOR VALUATIONS IN IRON COUNTY. Presented by Joseph Peterson and Kevin Swenson.
26. CLOSED SESSION PURSUANT TO 52-4-205(1)(A) "DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL" Requested by Jennifer Bradbury.
27. PERSONNEL
- A. ATTORNEY
 - 1. Request for approval of new-hire, Brandy Mayo as a F/T Legal Assistant, backfill of a vacant Position, Effective May 13th, 2024.
 - B. ENGINEER
 - 1. Request for approval of new-hire, Martin Olaya as a F/T Engineer Sign Technician, backfill of a vacant Position, Effective April 29th, 2024.
 - C. SHERIFF'S OFFICE - CORRECTIONS
 - 1. Request for approval of new-hire, Dream Weaver as a F/T Corrections Deputy 1, backfill of a vacant Position, Effective June 9th, 2024.
 - D. URS PRESENTATION/DISCUSSION/APPROVAL
 - 1. Pick-Up Tier 2 Public Safety Employee Portion URS Benefits (additional 2.14%) effective date June 23, 2024
 - 2. Approval of .7% Non-Public Safety Step-In-Grade adjustment intended to offset .7% increase of Employee Portion URS benefits.

NON-DELEGATED ITEMS

1. County Boards
2. Closed Session (Per UCA 52-4-205(1))

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