

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
Public Hearings & Regular Meeting

June 6, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, June 6, 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. CONDITIONAL USE PERMIT APPLICATION – “Solar Power Plant” – (2224 Acres)**  
**Appaloosa Solar II, rPlus Energies - Located near 9540 N Lund Hwy, Cedar City (APNs: E-0065-0003-0000, E-0067-0001-0000, E-0066-0002-0000, E-0065-0004-0000, E-0065-0004-0000, D-0433-0004-0000, E-0064-0014-0000 & E-0064-0013-0000, and BLM in Sections 26 & 35, T34S, R12W with no APN).**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION – “Resort Lodge; Recreation, Commercial” – (645.99 Acres)**  
**Lion Crest LLC - Located near the West end of 825 N (1475 W) and approximately 975 N, Brian Head (APNs: C-1126-0001-0003 & C-1169-0001-0000)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT APPLICATION – “Outside Storage of Flammable or Hazardous Materials” – (5.0 Acres) Utah Propane - Located near the intersection of Iron Springs Rd and N Comstock Rd (3425 N Iron Springs Rd) Cedar City, (A Portion of APN: SA-E-4240-0000-0000).**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. ZONE CHANGE APPLICATION – “A-20 to LI” – (18.85 Acres)**  
**Nathan Harker - Located near 500 E SR 56, Beryl (APN: E-1406-0002-0001)**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
- 7. COUNTY CODE AMENDMENT – Ordinance 2024-4, Adding “Chapter 16.40 and Section 17.36.135 – Water conservation regulations”**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)

8. **COUNTY CODE AMENDMENT – Ordinance 2024-5, Adding “Section 17.30.090 – Designated Livestock Trails”**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission (Approve, Approve with modifications, Deny or Continue)
9. **SUBDIVISION CONSTRUCTION AND DESIGN STANDARDS – Floodway Setbacks (Coal Creek and Parowan Creek)**
10. **MINUTES...** consider approval of minutes for the May 2, 2024 meetings.
11. **STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
12. **ADJOURN**