

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

November 7, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, November 7, 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. TIER II GENERAL PLAN AMENDMENT – “Tier II to Tier IV” near Kanarrville Town**  
**Located east of I-15 and west of Kanarra Mtn (BLM) – South of Bumblebee Springs Rd and the Iron County/Washington County boundary.** Applicant: Iron County
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “R-1, R-2 & A-20 to R-5, A-20 & RA-20”**  
**Located east of I-15 and west of Kanarra Mtn (BLM) – South of Bumblebee Springs Rd and the Iron County/Washington County boundary.** Applicant: Iron County
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT APPLICATION – “Resort Lodge” (243 Acres)**  
**Located near 8400 N 2400 E, Beryl, UT 84714 (APN: E-1256-0006-0000 & E-1256-0005-0000)**  
Applicant: Exotics BnBs LLC, Travis Chambers, w/ attorney Joseph Prete
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. CONDITIONAL USE PERMIT APPLICATION to AMEND EXISTING CUP – “Agriculture Products Processing & Storage” Digester w/ BioGas Generation (426.52 Acres)**  
**Located near 198 South 1200 West, Newcastle, UT 84756 (APN: E-1066-0003-0000)**  
Applicant: Bar V Holdings, LLC & New Castle Biogas, LLC, c/o Jared Holt
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 8. MINUTES...** consider approval of minutes for the October 3, 2024 meetings.
- 9. STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
- 10. ADJOURN**