

**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 10th Day of February, 2025** 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, (Attorney, CICWCD, CJC, Justice Court, Victim Advocate, and Commission) ETC.

APPROVAL OF CLAIMS FOR PAYMENT FROM:
JANUARY 27, 2025 TO FEBRUARY 9, 2025

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

1. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED IRON COUNTY CODE AMENDMENT – ORDINANCE 2025-2 “AMENDING SECTION 17.36.320, GENERAL REQUIREMENTS” (REGARDING SEPARATION DISTANCES ASSOCIATED WITH THE R4K ZONING DISTRICT) Applicant: Iron County. Presented by Reed Erickson.

2. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM RESIDENTIAL ONE ACRE (R-1) TO RESIDENTIAL 4000 SQUARE FEET (R4K) FOR APPROXIMATELY 19.22 ACRES (WITHIN THE SE¼ SW¼ SECTION 9, T35S, R11W, SLB&M, IRON COUNTY, UT (APN: D-531-2)), LOCATED NEAR 4800 N TO 4950 N & 2700 W, CEDAR CITY, UT. Applicant: BCN Real Estate LLC; represented by Platt & Platt Engineering. Presented by Reed Erickson.

3. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN AMENDMENT - TIER CHANGES (TIER II TO TIER IV and TIER IV TO TIER II) FOR PROPERTIES CURRENTLY IN THE PAROWAN AND PARAGONAH TIER II URBAN EXPANSION AREAS (PROPERTIES LOCATED WITHIN SECTIONS 28, 29, 31, 32 & 33, T33S, R8W; SECTIONS 4 – 7, 18, 30 & 31, T34S, R8W; SECTIONS 1, 2, 8 – 17, 20 – 25, 27, 29 & 36, T34S, R9W; SECTION 1, T35S, R9W, SLB&M, IRON COUNTY, UT). Applicant: Iron County. Presented by Reed Erickson.

4. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED ZONE CHANGES (AROUND PAROWAN “R-½, A-20, C & LI to R-5; R-½, R-5 & A-20 to RA-20” – AROUND PARAGONAH: “A-20, R-1 & R-½ to R-5; A-20 to RA-20”) FOR PROPERTIES CURRENTLY IN AND AROUND THE PAROWAN AND PARAGONAH TIER II URBAN EXPANSION AREA (PROPERTIES LOCATED WITHIN SECTIONS 28, 29, 31, 32 & 33, T33S, R8W; SECTIONS 4 – 7, 18, 30 & 31, T34S, R8W; SECTIONS 1, 2, 8 – 17, 20 – 25, 27, 29 & 36, T34S, R9W; SECTION 1, T35S, R9W, SLB&M, IRON COUNTY, UT). Applicant: Iron County. Presented by Reed Erickson.

5. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRE (A-20) TO LIGHT INDUSTRIAL (LI) FOR APPROXIMATELY 269.28 ACRES (WITHIN SECTIONS 10 & 15, T36S, R12W, SLB&M, IRON COUNTY, UT (APNs: E-175-1, E-175-2, E-175-3, E-175-4, E-175-5, E-175-6, E-175-7, E-175-8, E-175-9, E-175-10, E-175-11, E-175-12, E-175-13, E-175-180 & E-1083)), LOCATED NEAR SR 56 TO 600 N AND 6100 W TO 6900 W, CEDAR CITY, UT. Applicant: Diamond S Holdings, represented by Go Civil Engineering. Presented by Reed Erickson.

6. DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 2025-3 (PUBLIC HEARING HELD PREVIOUSLY), A VACATION OF ANY PUBLIC ROADS, EASEMENTS, OR RIGHTS-OF-WAY LOCATED ON A 1.80 ACRE PARCEL (ADDRESSED AS 487 EAST CITY VIEW DRIVE) AND A 0.753 ACRE PARCEL (ADDRESSED AS 539 E CITY VIEW DRIVE), PAROWAN, UT (APNs: C-933-1 & C-933-8) WITHIN THE SW¼ SE¼ SE ¼ SECTION 13, T34S, R9W, SLB&M, IRON COUNTY, UT). Applicants: Eric & Jacqueline Hasemeyer and Matthew & Susanne LeFevre. Presented by Reed Erickson, Sam Woodall & Rich Wilson.

PUBLIC APPOINTMENT

7. 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.

8. DISCUSSION AND POSSIBLE APPROVAL OF A TELECOMMUNICATION FRANCHISE AGREEMENT BETWEEN IRON COUNTY, UTAH AND FIF ST. GEORGE (DBA: INFO WEST). Requested by Randon Anderson.
9. DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ANNEXATION INTO PAROWAN CITY – CREATING AN ISLAND OR PENINSULA OF UNINCORPORATED PROPERTY – APPROXIMATELY 51.16 ACRES LOCATED WITHIN THE SE¼ OF SECTION 15, T34S, R9W, SLBM, IRON COUNTY, UT (APNs: C-9571, C-957 & C-970). Applicant: Prime West Development LC/Parowan City/Iron County. Presented by Reed Erickson.
10. REVIEW AND POSSIBLE APPROVAL OF INTERLOCAL AGREEMENT GOVERNING THE USE OF THE IRON COUNTY JUSTICE COURT BY PAROWAN CITY.
11. DISCUSSION AND POSSIBLE APPROVAL TO HIRE ELLIOT GROUP AS A CONTRACTOR TO DEVELOP THE IRON COUNTY FAIRGROUNDS 25 YEAR PLAN. Presented by Richard Wilson.
12. PERSONNEL
 1. FLEET
 - A. Request for approval of new-hire Cody Murray as a F/T Fleet Mechanic, fill of a Newly Approved position, effective February 18th 2025.
 2. ASSESSOR
 - A. Request for approval of new-hire Christopher Dahlin as a F/T Residential Appraiser, backfill of a vacant position, effective February 3rd 2025.
 3. ROADS
 - A. Request for approval of promotion of Trevor Johnson from Worker 2 to Operator. Presented by Bruce Anderson.
 4. SHERIFF – PATROL
 - A. Request for approval of promotion of Cree Carter, from a Deputy 2 to a Corporal, effective February 16th 2025.
 - B. Request for approval of promotion of Anna Teeples from a Deputy 2 to a Deputy 3, effective February 16, 2025.
 - C. Presentation and request for approval of FTO/Corporal re-structure by Sheriff Ken Carpenter and Lieutenant Shawn Peterson.

NON-DELEGATED ITEMS

1. County Boards
2. Closed Session

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