



## **Exhibit A**

NOTICE TO REMAIN POSTED UNTIL AT LEAST JUNE 13, 2025



**Notice of Project Area Plan Amendment – Iron Springs CDA**

**From: Iron County Community Development and Renewal Agency**

**Re: Notice of Amended Project Area Plan for the Iron Springs Community Development Project Area**

---

On April 14, 2025, the Iron County Community Development & Renewal Agency (the “Agency”) and Iron County adopted the amended project area plan for the Iron Springs Community Development Project Area by adoption of Iron County Ordinance No. 2025-4, a copy of which is included with this notice. The Ordinance formally adopts the amended Plan for the Project Area and authorizes related actions by County staff. The Ordinance also includes a map and a legal description of the land within the Project Area, including the land added by the amendment.

Copies of the Ordinance and the Project Area Plan are available for public inspection at the County/Agency offices located at 68 South 100 East, Parowan, Utah during regular office hours.

Please contact Adam Long, legal counsel for the Agency, with any questions at (801) 413-1600 or [along@shutah.law](mailto:along@shutah.law).

**No action is required in connection with this notice.**

## IRON COUNTY ORDINANCE 2025-4

AN ORDINANCE ADOPTING THE AMENDED PROJECT AREA PLAN FOR THE IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT AREA

**Whereas** the Iron County Community Development and Renewal Agency (the "**Agency**"), previously adopted a Project Area Plan (the "**Plan**") for the Iron Springs Solar Community Development Project Area (the "**Project Area**") pursuant to Utah Code Annotated ("**UCA**") § 17C-4; and

**Whereas** the County adopted the Plan for the Project Area by Ordinance 2015-6 on July 27, 2015; and

**Whereas** the Agency has held a public hearing and adopted an amended Plan for the Project Area on April 14, 2025, which expands the boundaries of the Project Area (the "**Amended Plan**"); and

**Whereas** Sections 17C-4-105 and -109 of the Utah Limited Purposes Local Government Entities - Community Reinvestment Agency Act (the "**Act**") mandates that, before an amended community development project area plan approved by an agency under UCA § 17C-4 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

**Whereas** the Act also requires that certain notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-4-106.

**NOW, THEREFORE, BE IT ORDAINED BY THE IRON COUNTY COMMISSION AS FOLLOWS:**

1. The Iron County Commission hereby adopts and designates the Amended Plan for the Iron Springs Solar Development Project Area, as approved by the Agency on this same date, as the official plan (the "**Official Plan**") for the Project Area, the respective boundaries of which are shown and described on the legal descriptions and map attached hereto as **Exhibit A** and incorporated herein by this reference.

2. Iron County Commission and Agency staff are hereby authorized and directed to publish or cause to be published the notice required by the Act and take such other actions as may be appropriate and necessary.

3. Pursuant to the Act, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

4. This ordinance takes effect immediately upon publication and recording.

DATED this 14th day of April 2025.

BOARD OF COUNTY COMMISSIONERS  
IRON COUNTY, UTAH

  
Paul Cozzens, Chair

ATTEST:

  
Jonathan T. Whittaker, Clerk



VOTING:

Kenneth Robinson AYE *NAY JW*  
Paul Cozzens AYE  
Mike Bleak AYE

**EXHIBIT A**

*Iron Springs Solar Community Development Project Area (Amended)*

**LEGAL DESCRIPTION:**

Tax ID Number: E-0124-0128-000 (Property owned by BIG Land & Livestock, L.L.C. a Utah limited liability company)

The North Half of the Northeast Quarter of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM the following property:

Beginning at the Southeast Corner of the North Half of the Northeast Quarter of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian, said corner being North 00°38'01" East along the East Section Line 1,329.76 feet from the East Quarter Corner of said Section 35; and running thence North 89°08'44" West along the South line of said North Half 1,690.44 feet; thence North 00°39'08" East 208.22 feet; thence South 89°18'37" East 1,690.37 feet to said East Section Line; thence South 00°38'01" West along said East Line 213.08 feet to the point of beginning.

The above described tract of land contains 3,158,718 square feet in area or 72.5142 acres.

Tax ID Number: E-0136-0002-0000 (Property owned by BIG Land & Livestock, L.L.C. a Utah limited liability company)

The South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian

EXCEPTING THEREFROM the following property:

Beginning at the East Quarter Corner of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 00°41'23" West along the East Section Line 131.16 feet; thence North 89°18'37" West 1,690.78 feet; thence North 00°39'08" East 1,465.78 feet to the North Line of the South Half of the Northeast Quarter of said Section 35; thence South 89°08'44" East along said North Line 1,690.44 feet to the East Line of said Section 35; thence South 00°38'01" West along said East Line 1,329.76 feet to the point of beginning.

The above described tract of land contains 4,585,041 square feet in area or 105.2581 acres

Tax ID Number: E-0127-0000-0000 (Property owned by BIG Land & Livestock, L.L.C. a Utah limited liability company)

The East Half of Section 26, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

The above described tract of land contains 320 acres

Tax ID Number: E-0125-0004-0000 (Property owned by Clay B. Bulloch and Carolyn R. Bulloch, husband and wife as joint tenants)

Beginning at a point North 89°33'51" West, 1634.25 feet along the section line from the Southeast corner of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian; thence along said section line North 89°33'51" West, 1059.40 feet to the South Quarter corner of said Section 25; thence along the section line North 89°33'51" West, 573.78 feet; thence North 0°21'43" East 2667.33 feet to the Quarter section line; thence along said Quarter section line

South 89°30'13" East, 1633.18 feet; thence South 0°21'43" West, 2665.60 feet to the point of beginning.

The above described tract of land contains 99.973 acres

Tax ID Number: E-0125-0003-0000 (Property owned by Dean C. Bulloch)

Beginning at a point North 89°33'51" West, 573.78 feet along the section line from the South Quarter corner of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian; thence along said section line, North 89°33'51" West, 1153.60 feet; thence North 0°26'11" East, 1320 feet; thence North 89°33'51" West, 950.00 feet to the Section line; thence along said section line North 0°26'11" East, 1349.54 feet to the West Quarter corner of said Section 25; thence along the Quarter section line South 89°30'13" East, 2100.13 feet; thence South 0°21'43" West, 2667.33 feet to the point of beginning.

The above described tract of land contains 99.97 acres

Tax ID Number: E-0125-0002-0000 (Property owned by LeeAnn Bulloch Savage as to an undivided half interest and Lindsey Bulloch Bagley as to an undivided half interest)

Beginning at the Southwest corner of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian; thence along the section line North 0°26'11" East, 1320.00 feet; thence South 89°33'51" East 950.00 feet; thence South 0°26'11" West, 1320.00 feet to the section line; thence along said section line North 89°33'51" West, 950.00 feet to the point of beginning.

The above described tract of land contains 28.78 acres.

Additional land added to the Plan for the BESS Project as follows:

Tax ID Number: E-0124-0005-0000 (Property owned by MARYS OLTEFF LLC)

The Northeast Quarter of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

The above described tract of land contains 160 acres

MAP:

