

**NOTICE AND AGENDA OF A MEETING OF THE  
BOARD OF COMMISSIONERS OF THE COUNTY OF IRON  
STATE OF UTAH**

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**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 28<sup>th</sup> Day of July, 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, (Assessor, IT, Recorder, Treasurer, and Commission) ETC.

APPROVAL OF CLAIMS FOR PAYMENT FROM:  
JULY 14, 2025 TO JULY 27, 2025

10:00 A.M.        **PUBLIC HEARING**

1.    PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED COUNTY CODE AMENDMENT (ORDINANCE 2025-6), TO THE IRON COUNTY LAND USE CODE – AMENDING SECTION 17.16.040 – TABLE OF SITE DEVELOPMENT STANDARDS; SECTION 16.20.070 – SOIL SUITABILITY; SECTION 16.22.060 – SOIL SUITABILITY; AND, ADDING SECTION 16.04.065 – LEASING OR RENTING MULTIPLE SPACES ON A SINGLE LOT OR PARCEL. Applicant: Iron County. Presented by Reed Erickson.
  
2.    PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN AMENDMENT - TIER CHANGE (TIER III TO TIER IV and TIER IV TO TIER III) FOR PROPERTIES CURRENTLY IN AND AROUND THE SUMMIT AND NEWCASTLE TIER III URBANIZING AREA (PROPERTIES GENERALLY LOCATED WITHIN SECTIONS 15, 16, 17, 20 & 21, T36S, R15W (Newcastle Tier III); SECTIONS 25, 26, 34, 35 & 36, T34S, R10W and Sections 1 & 2, T35S, R10, SLB&M (Summit Tier III)). Applicant: Iron County. Presented by Reed Erickson

3. PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED ZONE CHANGES (AROUND NEWCASTLE: “C, R-½, R-1, & A-20 to R-5; C & A-20 to RA-20; and R-½ to R-1” / AND AROUND SUMMIT: “R-½, & A-20 to R-5; and C, R-½, & A-20 to RA-20 (PROPERTIES GENERALLY LOCATED WITHIN SECTIONS 15, 16, 17, 20 & 21, T36S, R15W (Newcastle Tier III); SECTIONS 25, 26, 34, 35 & 36, T34S, R10W and Sections 1 & 2, T35S, R10, SLB&M (Summit Tier III)). Applicant: Iron County. Presented by Reed Erickson

#### **PUBLIC APPOINTMENT**

4. 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.
5. DISCUSSION AND POSSIBLE APPROVAL OF A RIGHT OF WAY AND EASEMENT GRANT WITH QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH. Presented by Rich Wilson.
6. DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2025-6 ADJUSTING THE 2025 PERSONAL PROPERTY TAXES FOR APPALOOSA SOLAR I, LLC. Presented by Adam Long.
7. DISCUSSION AND POSSIBLE APPROVAL OF SETTLEMENT AGREEMENT WITH APPALOOSA SOLAR I, LLC AND THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY RELATING TO THE APPALOOSA SOLAR I COMMUNITY REINVESTMENT PROJECT AREA. Presented by Adam Long.
8. DISCUSSION AND POSSIBLE APPROVAL OF LETTER AGREEMENT WITH ICCD&RA FOR APPALOOSA SOLAR I CRA MITIGATION PAYMENTS. Presented by Adam Long.

#### **CONVENE AS IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**

9. DISCUSSION AND POSSIBLE APPROVAL OF SETTLEMENT AGREEMENT WITH APPALOOSA SOLAR I, LLC AND IRON COUNTY RELATING TO THE APPALOOSA SOLAR I COMMUNITY REINVESTMENT PROJECT AREA. Presented by Adam Long.
10. DISCUSSION AND POSSIBLE APPROVAL OF LETTER AGREEMENTS WITH TAXING ENTITIES FOR APPALOOSA SOLAR I CRA MITIGATION PAYMENTS. Presented by Adam Long.

**CONVENE AS IRON COUNTY UNINCORPORATED AREA SERVICE  
DISTRICT #2**

11. DISCUSSION AND POSSIBLE APPROVAL OF LETTER AGREEMENT WITH ICCD&RA FOR APPALOOSA SOLAR I CRA MITIGATION PAYMENTS. Presented by Adam Long.

**CONVENE AS THE BOARD OF EQUALIZATION**

12. DISCUSSION AND POSSIBLE APPROVAL OF THE HEARING OFFICER'S RECOMMENDATIONS FOR THE ROLLBACK APPEALS FOR BZI INNOVATIONS PARCEL NUMBERS E-0144-R1, E-144-6, E-136-9 & E-144-4. ALSO, FOR THE ROLL BACK APPEALS FOR NKM FAMILY TRUST PARCEL NUMBERS E-179-8 & E-179-10. Presented by Carrie Christiansen

**RECONVENE AS THE COUNTY COMMISSION**

13. DISCUSSION AND POSSIBLE APPROVAL OF A UTAH DEPARTMENT OF AGRICULTURE AND FOOD GRANT FOR INVASIVE SPECIES MITIGATION WEED CONTROL 2025-2026 SEASON. Presented by Amber Hatch.
14. PERSONNEL
  1. SHERIFF OFFICE - CORRECTIONS
    - A. Request for approval of promotion for Ryan Slack from a Deputy 1 to a Deputy 2 effective July 20, 2025.
    - B. Request for approval of promotion for Allen White from a Deputy 1 to a Deputy 2 effective August 3, 2025.
  2. SHERIFF'S - PATROL
    - A. Request for approval of new-hire, Carl Casey as a F/T Patrol Deputy, backfill of a vacant position, effective August 4, 2025.
    - B. Request for approval of new-hire, TBD as a F/T Patrol Deputy, backfill of an upcoming retirement position, effective August 4, 2025.
  3. BUILDING - ZONING
    - A. Request for approval of new-hire, Brett Hamilton as a F/T Planner / Services Coordinator, backfill of a vacant position, effective August 4, 2025.
    - B. Request for approval of new-hire, Elizabeth Navarro as a P/T Administrative Assistant, fill of a newly approved position, effective August 4, 2025.
  4. ROAD
    - A. Request for approval of new-hire, Chris Copeland as a F/T Roads Maintenance Worker, backfill of a vacant position, effective August 4, 2025.

## **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.*

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By: Jonathan T. Whittaker, Iron County Clerk