

**IRON COUNTY, UTAH**  
**IRON COUNTY PLANNING COMMISSION**  
Public Hearings & Regular Meeting  
**March 2, 2023**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, March 2, 2023 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. ZONE CHANGE APPLICATION – A-20 to LI (28.52 Acres)**

Addressed at approximately 3394 S Old Highway 91 Cedar City, UT – located within the NE¼ NW¼ Section 1, T37S, R12W, SLBM – (parcel # E-0256-0005-0000). Applicant: CR National LLC/Anna Slingland.

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Approve, Approve with modifications, Deny or Continue

**4. ROAD DEDICATION SUBDIVISION – Portion of 4000 N and 4400 W**

Located near 4100 W on 4000 N to approximately 4300 N on 4400 W, Cedar City, UT - Approximately 66 & 75 feet ROW within the SW¼ of Section 18 & the NW¼ of Section 19, T35S, R11W, SLBM (parcels # D-0602-0004-0000, D-0602-0001-0003, D-0602-0001-0004, D-0602-0001-0006, D-0602-0001-0002, D-0602-0001-0000, D-0602-0001-0005, D-0602-0001-0010 & D-0602-0001-0009). Applicant: James Barlow.

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Approve, Approve with modifications, Deny or Continue

**5. MINOR SUBDIVISION – Minor Subdivision “Lot 5, Block C, Cedar View Estates” (45.43 Acres)**

Located at approximately 4200 N 4400 W, Cedar City, Utah – within the SE¼ of Section 13, T35S, R12W, & the SW¼ of Section 18, T35S, R11W, SLBM (parcel # D-0602-0004-0000). Applicant: James Barlow.

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Approve, Approve with modifications, Deny or Continue

**6. PRELIMINARY SUBDIVISION PLAT – Harker Industrial Sub**

Addressed at approximately 6500 W 200 S, Cedar City, UT - approximately 38.89 acres located within the N½ NW¼ of Section 15, T36S, R12W, SLBM – (parcel # E-0176-0004-0000).

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Approve, Approve with modifications, Deny or Continue

**7. IRON COUNTY RESOURCE MANAGEMENT PLAN** – Proposed amendments to be incorporated into the Iron County General Plan related to Utah Legislative requirements including: Public Land Access, Renewable Energy, Mining, Pipeline Infrastructure and Utility Corridors

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Approve, Approve with modifications, Deny or Continue

**8. IRON COUNTY SEPTIC TANK DENSITY ANALYSIS** – Proposed amendments to Ordinance 205, Exhibit A (Rules and regulations to implement Tier II policies), related to septic system densities for lands in Tier II & Tier III, Iron County General Plan. Four specific study areas: Newcastle, Summit, Paragonah/Parowan & Kanarraville

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Approve, Approve with modifications, Deny or Continue

**7. PROPOSED INDUSTRIAL PROTECTION AREA – Comstock Industrial Protection Area (UCA 17.41)**

Approximately 25,000 acres located within Sections 19 - 21 & 28 - 32, T35S, R12W; Sections 25, 35 & 36, T35S, R13W; Sections 1, 2, 7 - 11, 17 - 20 & 29 - 32, T36S, R13W; Sections 25 - 28 & 33 - 36, T36S, R14W; and Sections 1 - 3, T37S, R14W; SLB&M, Iron County, UT, Cedar City, UT

Staff Introduction

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**8. ANNEXATION REVIEW – CREATING AN ISLAND OR PENINSULA**

Proposed annexation into Cedar City Corp., approximately 41.7 acres located within the NE¼ of Section 1 & the NW¼ & NE¼ of Section 6, T36S, R12W, SLBM (D-0927-0002-0000). *Applicant: Eldon Ashdown Living Trust*

Staff Introduction

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**9. ANNEXATION REVIEW – CREATING AN ISLAND OR PENINSULA**

Proposed annexation into Parowan City, approximately 1.16 acres located within the SW¼ of Section 14, T34S, R9W, SLBM (C-0954-0002-0000). *Applicant: Bauer Road, LLC*

Staff Introduction

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**10. IRON COUNTY TRANSPORTATION PLAN UPDATE – Public Hearing & Continued Discussion**

Review and Discuss Study Area 5 & 6 (5 – North of Hwy 56 and West of Cedar Valley Belt Route and 6 – Northwest of Hwy 56 and Iron Springs Rd)

Staff Introduction

Planning Commission & Staff Discussion

**11. OPEN MEETINGS LAW TRAINING**

Deputy Attorney Sam Woodall – required annual training

**12. MINUTES...** approve minutes of January 19 and February 2, 2023 meetings.

**13. STAFF REPORTS...** A. Building Department B. County Attorney C. Planner/Services Coordinator

**14. ADJOURN**