

**IRON COUNTY, UTAH**  
**IRON COUNTY PLANNING COMMISSION**  
Public Hearings & Regular Meeting  
**April 6, 2023**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, April 6, 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. CONDITIONAL USE PERMIT APPLICATION – “Contractor Shop/Office” (Welding Shop)**  
Addressed 9 East Highway 56, Beryl, UT – approximately 0.66 acres located within the SW¼ SW¼ Section 33, T35S, R16W, SLB&M, Iron County, UT (APN: E-1387-0000-0000). *Applicant: Red Mountain Steel, LLC, Michelle Schimbeck*

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. CONDITIONAL USE PERMIT APPLICATION – “Ag Products Processing & Storage” (Digester System)**  
Addressed near 2100 S 3000 E Newcastle, UT – approximately 426.52 acres located within the SW¼ Section 18, T36S, R15W, SLB&M, Iron County, UT (APN: E-1066-0003-0000). *Applicant: Bar V Holdings, LLC, c/o Jared Holt*

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. CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” (Rock Screening & Crushing)**  
Addressed near 6401 W 4000 S Cedar City, UT – approximately 551.29.0 acres located within the E½ Section 10, T37S, R12W, SLB&M, Iron County, UT (APN: E-0275-0002-0000). *Applicant: Escalante Farms, LLC, Jared Holt*

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. ZONE CHANGE APPLICATION – “A-20 to RR-20” (218.88 Acres)**  
**MINOR SUBDIVISION (Seasonal Subdivision) – “Horse Creek Ranch” – 7 lots (142.80 Acres)**  
Addressed at approximately 4200 S Black Mountain Road Cedar City, UT – located within the E½ of Section 8 T37S, R10W, SLBM – (APN: D-0293-0298-0001). *Applicant: Linford Nelson*

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

Zone Change: A-20 to RR-20 (Approve, Approve with modifications, Deny or Continue)

Minor Subdivision: 7 lots (Approve, Approve with modifications, Deny or Continue)

- 7. ZONE CHANGE APPLICATION – “A-20 to RR-20” (80.29 Acres)**  
**MINOR SUBDIVISION (Seasonal Subdivision) – “Dusty Pulsipher Minor Subdivision” – 4 lots (80.29 Acres)**  
Located near 10,500 E Freemont Canyon Road, Paragonah, UT – within the N½ NW¼ of Section 15, T31S, R6W, SLBM – (APN: C-0036-0007-0000). *Applicant: Dusty Pulsipher*

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

Zone Change: A-20 to RR-20 (Approve, Approve with modifications, Deny or Continue)

Minor Subdivision: 4 lots (Approve, Approve with modifications, Deny or Continue)

- 8. MINOR SUBDIVISION – “Gentry Minor Subdivision” – 2 lots (65 Acres)**  
Located near 1900 S 1000 E, Beryl, UT – within the S½ NW¼ of Section 10, T36S, R16W, SLBM – (APNs: E-1404-0006-0000 & E-1404-0008-0000). *Applicant: Escalante Farms, LLC – c/o Jared Holt*

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

Approve, Approve with modifications, Deny or Continue

- 9. ZONE CHANGE APPLICATION – “A-20 to RA-20” (210 Acres)**  
**PRELIMINARY SUBDIVISION – “Oak Valley Estates Preliminary Subdivision” – 7 lots (160 Acres)**  
Located near 1200 S Old Highway 91, Kanarrville, Utah. Approximately 160 acres located within Section 4, T38S, R12W, SLBM – (APNs: E-0394-0027-0000, E-0396-0000-0000 & E-0394-0002-0000).  
*Applicant: BHM, LLC - c/o Todd Myers.*

Staff Introduction

Public Hearing:

- Public Comment Period
- Close Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

Zone Change: A-20 to RA-20 (Approve, Approve with modifications, Deny or Continue)

Preliminary Subdivision: 7 lots (Approve, Approve with modifications, Deny or Continue)

**10. IRON COUNTY TRANSPORTATION PLAN UPDATE – Continued Discussion**

Review and Discuss Study Areas 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. QUICHAPA FLOOD REGULATIONS – Continued Discussion**

Staff Review of draft regulations

Discuss date for public hearing (? May 4, 2023 ?)

**12. MINUTES...** approve minutes of March 2, 2023 meeting.

**13. STAFF REPORTS...** A. Building Department

B. County Attorney

C. Planner/Services Coordinator

**14. ADJOURN**