

## **IRON COUNTY ORDINANCE 2026-13**

AN ORDINANCE OF IRON COUNTY, UTAH, ADOPTING A TEMPORARY LAND USE REGULATION PROHIBITING THE ACCEPTANCE OR PROCESSING OF APPLICATIONS FOR DATA CENTERS, DATA CENTER POWER PLANTS, AND SOLAR POWER PLANTS FOR A PERIOD OF ONE HUNDRED EIGHTY (180) DAYS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Utah Code Annotated Title 17, Chapter 79, County Land Use, Development, and Management Act, the Board of County Commissioners is authorized to adopt land use regulations to promote the health, safety, and general welfare of the public; and

**WHEREAS**, Iron County has experienced increased interest, inquiries, and development activity associated with data centers and associated power generation infrastructure; and

**WHEREAS**, the County Commission finds that such uses may create substantial and unique impacts relating to land use compatibility, water consumption, wastewater infrastructure, transportation systems, emergency services, utility infrastructure, electrical transmission capacity, environmental impacts, visual impacts, noise, air quality, rural character, and the long-term planning goals of the County; and

**WHEREAS**, the County Commission further finds that the current provisions of the Iron County Code do not adequately address the unique characteristics, operational demands, infrastructure impacts, and land use compatibility issues associated with such uses; and

**WHEREAS**, Iron County is actively engaged in studying and preparing amendments to the Iron County Code relating to data centers, data center power plants, solar power plants, and associated infrastructure, including but not limited to:

- A. The creation of a data center overlay zone;
- B. The establishment of one or more new zoning districts;
- C. The development of new land use standards and operational requirements;
- D. Infrastructure and utility coordination requirements;
- E. Location, buffering, screening, and compatibility standards;
- F. Water usage and utility service standards;
- G. Power generation and transmission infrastructure standards; and

**WHEREAS**, the County Commission finds that allowing applications for such uses to be submitted or processed under the County's current regulations during the pendency of the County's planning efforts may result in development inconsistent with the County's forthcoming land use policies, zoning framework, infrastructure planning, and public welfare objectives; and

**WHEREAS**, the County Commission specifically finds that a compelling, countervailing public interest exists supporting the adoption of this temporary land use regulation in order to allow the County sufficient time to study, prepare, and adopt comprehensive regulations governing such uses and associated infrastructure; and

**WHEREAS**, Utah Code Annotated § 17-79-504 authorizes the County to enact temporary land use regulations for a reasonable period of time to protect the public health, safety, and welfare while the County considers amendments to its land use regulations; and

**WHEREAS**, the County Commission finds that the adoption of this temporary land use regulation is necessary and in the best interests of the public health, safety, and welfare of Iron County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH, AS FOLLOWS:**

**SECTION 1. Temporary Land Use Regulation.**

For a period of one hundred eighty (180) days following the effective date of this Ordinance, Iron County shall not accept for filing or process any land use application, business license application, building permit application, administrative approval, administrative land use permit, conditional use permit, subdivision approval, zone change application, site plan application, development agreement, or any other land use or development approval associated with uses regulated under Chapter 17.33 and 17.37 of the Iron County Code.

**SECTION 2. Complete Applications Exception.**

Applications that have been determined complete by the County prior to the effective date of this Ordinance may continue to be processed and acted upon under the regulations in effect at the time of completeness determination.

**SECTION 3. Pending Applications - Suspension**

All applications associated with uses regulated under Chapter 17.33 and 17.37 of the Iron County Code that have been submitted but not determined complete by the County prior to the effective date of this Ordinance are hereby suspended for the duration of this Ordinance.

During the suspension period, the County shall not process, review, evaluate, or take any administrative action on such applications, including but not limited to completeness determinations, technical review, or substantive review.

**SECTION 4. Purpose and Intent.**

The purpose of this Ordinance is temporary in nature and intended solely to allow Iron County adequate time to study, prepare, and adopt updated land use regulations governing data centers, data center power plants, solar power plants, and associated infrastructure, including the potential creation of overlay zoning districts, new zoning classifications, legislative zoning procedures, and objective development standards.

**SECTION 5. Severability.**

Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

**SECTION 6. Effective Date.**

This Ordinance shall become effective immediately upon passage and publication as required by law and shall remain in effect for one hundred eighty (180) days unless repealed, extended, or replaced by a subsequent ordinance.

**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 8th day of June, 2026.**

**BOARD OF COUNTY COMMISSIONERS  
IRON COUNTY, UTAH**

By: \_\_\_\_\_  
Kenneth Robinson, Commission Chair

ATTEST:

\_\_\_\_\_  
Jonathan T. Whittaker – Iron County Clerk

VOTING:

Michael Bleak        \_\_\_\_\_  
Paul Cozzens        \_\_\_\_\_  
Kenneth Robinson    \_\_\_\_\_