

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
Public Hearings & Regular Meeting

February 6, 2025

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, February 6, 2025 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. TIER II GENERAL PLAN – “Tier IV to Tier II and Tier II to Tier IV”  
Unincorporated areas near Parowan and Paragonah.**  
*Applicant: Iron County*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 4. ZONING MAP AMENDMENT – Located in unincorporated areas near Parowan and Paragonah,  
Around Paragonah: “A-20, R-1, R-½ to R-5; A-20 to RA-20”  
Around Parowan: “R-½, A-20, C & LI to R-5; R-½, R-5 & A-20 to RA-20”**  
*Applicant: Iron County*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. COUNTY CODE AMENDMENT – Ordinance 2025-2 “Amending Section 17.36.320, General Requirements” (regarding separation distances associated with the R4K zoning district).**  
*Applicant: Iron County*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 6. ZONE CHANGE APPLICATION – “R-1 to R-½ and R4K” (19.22 Acres)  
Located near 4800 N to 4950 N & 2700 W, Cedar City, UT. (APN: D-0531-0002-0000)**  
*Applicant: BCN Real Estate, c/o Platt & Platt Engineering*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 7. ZONE CHANGE APPLICATION – “A-20 to LI” (269.28 Acres)  
Located near SR 56 to 600 N and 6100 W to 6900 W, Cedar City, UT.**  
*Applicant: Diamond S Holdings, c/o Thomas Harker*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)

8. **CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” Pozzolan Mining (200 Acres)  
Located near 12000 N Modena Canyon Road, Modena, UT (BLM Property)**  
*Applicant: Progressive Contracting Inc., c/o Randy Clark or Russell Limb*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
  
9. **CONDITIONAL USE PERMIT APPLICATION – “Recreation, Commercial” Black Eagle Air Soft – Paintball Facility  
(39.37 Acres) Located near 7812 N 1600 W, Beryl, UT 84714**  
*Applicant: Black Eagle Air Soft, c/o Kasen Muncrief*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
  
10. **CONDITIONAL USE PERMIT APPLICATION – “Resort Lodge” Aurora Wilds Resort (20.19 Acres)  
Located near 3522 S Shurtz Canyon Rd, Cedar City, UT 84720**  
*Applicant: Brian Slade*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
  
11. **ANNEXATION REVIEW – CREATING AN ISLAND OR PENINSULA**  
**Proposed annexation into Parowan City, approximately 51.16 acres located within the SE¼ of Section 15, T34S, R9W,  
SLBM (APNs: C-0957-0001-0000, C-0957-0000-0000 & C-0970-0000-0000).**  
*Applicant: Iron County, Prime West Development LC, Parowan City*
  - Staff Introduction
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommendation to County Commission
  
12. **TRAINING – OPEN MEETINGS LAW...**  
**Sam Woodall – Deputy County Attorney**
  
13. **MINUTES...** consider approval of minutes for the January 9, 2025 meeting.
  
14. **STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
  
15. **ADJOURN**