

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

January 9, 2025

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, January 9, 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. CONDITIONAL USE PERMIT APPLICATION – “Solar Power Plant” 300 MW + 300 MW BESS (2200 Acres)**  
Located near Lund Hwy from 6400 N to 9200 N, Cedar City, UT 84721 (APNs: D-0459-0460-0457-01, D-0455-0000-0000, E-0066-0002-0000, E-0461-0000-0000, E-0064-0014-0000, D-0464-0002-0000, D-0465-0000-0000, D-0433-0005-0000, E-0064-0005-0000 & BLM property w/o APNs)  
*Applicant: Zion Solar, LLC., c/o Logan Waite*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” Gravel Pit (90.0 Acres)**  
Located near 10709 N Comstock Rd, Cedar City, UT 84721 (APN: E-0631-0000-0000)  
*Applicant: Inntelex LLC., c/o Lorin Steed*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. 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)
- 6. 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)
- 7. 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)

**8. COUNTY CODE AMENDMENT – Ordinance 2025-1 “Small Contractor Shop/Office” for RA-20, R-5 & R-2 zoning districts and “Caretaker Dwelling” in the Industrial, Light Industrial and Commercial zoning districts**

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)

**9. MINUTES...** consider approval of minutes for the December 5, 2024 meeting.

**10. STAFF REPORTS...** A. Building Department      B. County Attorney      C. Planner & Services Coordinator

**11. ADJOURN**

**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 2nd 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)

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

March 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, March 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. CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” (200 Acres) ...continued from February 6<sup>th</sup>.**  
**Located near 12000 N Modena Canyon Road, Modena, UT (BLM Property)**  
*Applicant: Progressive Contracting Inc., c/o Randy Clark and/or Russell Limb*  
Staff Introduction - Review  
Public Hearing (held previously on Feb 6<sup>th</sup>)  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “R-1 to C” (5.28 Acres)**  
**Located near 357 N Center St, Summit, UT. (APN: D-0094-0007-0000)**  
*Applicant: Edward Kelley Blackburn*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT APPLICATION – “Commercial Plant Nursery & Resort Lodge” (5.28 Acres)**  
**Located near 357 N Center St, Summit, UT. (APN: D-0094-0007-0000)**  
*Applicant: Edward Kelly Blackburn*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. ANNEXATION REVIEW – CREATING AN ISLAND OR PENINSULA**  
**Proposed annexation into Cedar City Corporation, approximately 19.18 acres located at near 400 W and 3000 N, Cedar City, UT – within the NE<sup>1/4</sup> Section 27 and the NW<sup>1/4</sup> Section 26, T35S, R11W, SLBM (APNs: D-0699-0000-0000 & D-0731-0000-0000).**  
*Applicants: Iron County, Cedar City, Ryan Brindley*  
Staff Introduction  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 7. COUNTY CODE AMENDMENTS – Ordinance 2025-4 “Amending Section 17.16.030 – Table of Uses, Section 17.20.010 – Definitions, and adding Chapter 17.37 – Data Center” (creating provisions and regulations for the permitting of a “Data Center”); and “Amending Section 16.22.070 – Development Standards” (allowing smaller than zoning minimum lot/parcel sizes for remainder lots/parcels).**

*Applicant: Iron County*

Staff Introduction

Planning Commission & Staff Discussion

No Action Planned

**8. MINUTES...** consider approval of minutes for the February 6, 2025 meeting.

**9. STAFF REPORTS...** A. Building Department                    B. County Attorney                    C. Planner & Services Coordinator

**10. ADJOURN**

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

**April 3, 2025**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, April 3, 2025 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2nd 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 – “Kennel” (34.12 Acres)

Located near 677 S 3400 W, Parowan, UT. (APN: C-1048-0001-0000)

Applicant: Parowan Gap Dog Rescue & Sanctuary, c/o Zohar Lahav

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

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

4. CONDITIONAL USE PERMIT APPLICATION – “Airport & Light Industrial” (61.59 Acres)

Located near 491 E Center St, Beryl, UT. (APN: E-1387-0009-0000)

Applicant: Eldon Harker

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

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

5. CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” Gravel Pit (207.09 Acres)

Located near 8701 W Granite Mountain Foothill Loop Rd, Cedar City, UT (SA-E-4015-0000-0000 & SA-E-4019-0000-0000)

Applicant: X Rock and Landscape Supply LLC, c/o Ryan Johnson

Staff Introduction - Review

Public Hearing

Planning Commission & Staff Discussion

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

6. ZONE CHANGE APPLICATION – “A-20 to C” (63.15 Acres)

Located near 5700 W to 6100 W and 4000 S, Cedar City, UT. (APN: E-0277-0000-0000)

Applicant: JTS Trust, represented by 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. COUNTY CODE AMENDMENTS – Ordinance 2025-4 “Amending Section 17.16.030 – Table of Uses, Section 17.20.010 – Definitions, and adding Chapter 17.37 – Data Center” (creating provisions and regulations for the permitting of a “Data Center”); and “Amending Section 16.22.070 – Development Standards” (allowing smaller than zoning minimum lot/parcel sizes for remainder lots/parcels).

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)

8. PRELIMINARY SUBDIVISION APPLICATION – “Homestead Meadows” 48 Lots (19.22 Acres)

Located near 4800 N to 4950 N & 2700 W, Cedar City, UT.

Applicant: BCN Real Estate, represented by Platt & Platt Engineering

Staff Introduction

Planning Commission & Staff Discussion

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

9. TRAINING... Open Meetings Law

Sam Woodall – Deputy Attorney

10. MINUTES... consider approval of minutes for the March 6, 2025 meeting.

11. STAFF REPORTS... A. Building Department B. County Attorney C. Planner & Services Coordinator

12. ADJOURN

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

May 1, 2025

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, May 1, 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. CONDITIONAL USE PERMIT APPLICATION – “Kennel” (34.12 Acres) ...continued from April 3, 2025 meeting.**  
**Located near 677 S 3400 W, Parowan, UT. (APN: C-1048-0001-0000)**  
*Applicant: Parowan Gap Dog Rescue & Sanctuary, c/o Zohar Lahav*  
Staff Introduction  
Public Hearing (Held April 3, 2025)  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “R-2 to LI” (2.0 Acres)**  
**Located near 5700 W and 450 N, Cedar City, UT. (APN: E-0188-0002-0000)**  
*Applicant: Deb Nelson*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. ZONE CHANGE APPLICATION – “A-20 to LI” (204.22 Acres)**  
**Located near 5900 W to 6900 W Silver Hills Parkway, Cedar City, UT. (APN: E-0180-0002-0000, E-0181-0000-0000, E-0183-0000-0000 & E-0184-0001-0002)**  
*Applicant: Fiddlers Canyon, LLC, represented by Go Civil Engineering*  
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 – “A-20 to IA” (87.58 Acres)**  
**Located near 1600 S 500 W, Beryl, UT. (APN: E-1409-0001-0002 & E-1410-0003-1410-04)**  
*Applicant: Escalante Farms, LLC, c/o Jared Holt*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 7. CONDITIONAL USE PERMIT APPLICATION – “Type VI Animal Operation” (87.58 Acres)**  
**Located near 1600 S 500 W, Beryl, UT. (APN: E-1409-0001-0002 & E-1410-0003-1410-04)**  
*Applicant: Escalante Farms, LLC, c/o Jared Holt*  
Staff Introduction - Review  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

**8. PRELIMINARY SUBDIVISION APPLICATION – “Painted Desert Subdivision, Phase 2” 32 Lots (20.23 Acres)  
Located near 5100 N 2300 W, Cedar City, UT.**

*Applicant: Performance Real Estate, LLC, represented by Go Civil Engineering*

Staff Introduction

Planning Commission & Staff Discussion

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

**9. General Plan Amendment - Tier III & IV and Zoning Change Discussion (Summit & Newcastle areas)**

**Located in the Tier III areas of Summit and Newcastle**

*Applicant: Iron County*

Staff Introduction

Planning Commission and Staff Review/Discussion

No Action

**10. ELECTION OF OFFICERS**

**Chair and Vice-Chair**

Staff introduction

Planning Commission Action – (Elect or re-elect officers for 2025)

**11. MINUTES...** consider approval of minutes for the April 3, 2025 meeting.

**12. STAFF REPORTS...** A. Building Department                    B. County Attorney                    C. Planner & Services Coordinator

**13. ADJOURN**

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

**June 5, 2025**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, June 5, 2025 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2nd 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. CONTESTED ALUP APPLICATION – “Guest House” Kartchner Living Trust (1.59 Acres)
1976 S Chekshani Cliffs, New Harmony, UT (APN: E-0401-0006-0048)**

Staff Introduction
Planning Commission & Staff Discussion
Planning Commission Action – (Direct Staff to Approve, Approve with modifications, Deny or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION – “Travel Trailer Park” 4 spaces (140.26 Acres)
Located near 3900 S 6100 W, Cedar City, UT. (APN: E-0261-0026-0000)**

Applicant: Harker Ranch, c/o Paul Harker
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” Sand & Gravel Pit (5.0 Acres)
Located near 4751 N Gap Rd, Parowan, UT. (BLM Property)**

Applicant: KSG Enterprise, LLC, c/o Keith Gilbert
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. CONDITIONAL USE PERMIT APPLICATION – “General Industrial and Surface Mining” Asphalt Hot Plant and Sand & Gravel Pit” (24.78 Acres)
Located near 1441 N Granite Mountain Foothills Loop Rd, Cedar City, UT. (BLM Property)**

Applicant: KSG Enterprise, LLC, c/o Keith Gilbert
Staff Introduction - Review
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 7. ZONE CHANGE APPLICATION – “LI to C” (4.73 Acres)
Located near 3052 N Iron Springs Rd, Cedar City, UT. (APN: E-0116-0011-0000)**

Applicant: Country Town USA Properties, LLC, c/o Sam Williams. Represented by Go Civil Engineering
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)

8. **AGRICULTURE PROTECTION AREA APPLICATION – (49.15 + 119.25 = 168.40 Acres)**
Located near 3200 N 2625 W, Cedar City, UT (D-0624-0001-0000 & D-0750-0000-0000)
Applicant: Legrande Webster
 Staff Introduction
 Planning Commission & Staff Discussion
 Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)

9. **GENERAL PLAN AMENDMENT – “Tier III & IV and Zoning Change Discussion” (Summit & Newcastle areas)**
Located in the Tier III areas of Summit and Newcastle
Applicant: Iron County
 Staff Introduction
 Planning Commission and Staff Review/Discussion
 No Action

10. **COUNTY CODE AMENDMENTS – Setbacks in the Commercial zoning district & Soil Suitability for Subdivisions**
 Staff Introduction and Discussion
 No Action

11. **MINUTES**... consider approval of minutes for the May 1, 2025 meeting.

12. **STAFF REPORTS**... A. Building Department B. County Attorney C. Planner & Services Coordinator

13. **ADJOURN**

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

July 10, 2025

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, July 10, 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. CONDITIONAL USE PERMIT APPLICATION – “Surface Mining” Sand & Gravel Pit (40.0 Acres)  
Located near 321 N 600 E, Summit, UT. (D-0105-0000-0000)**  
*Applicant: Cole Ashdown*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “R-1½ & R-5 to RA-20” (52.25 Acres)  
Located near 3200 N 2625 W, Cedar City, UT (D-0624-0001-0000; D-0624-0000-0000; D-0621-0001-0019; D-0621-0001-0001-02; & D-0621-0001-0001-01) WITHIN THE S½ SW¼ SECTION 21, T35S, R11W**  
*Applicant: Legrand Webster*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. GENERAL PLAN AMENDMENT – “Tier III to Tier IV and Tier IV to Tier III” (Summit & Newcastle areas)  
Located in the Tier III areas of Summit and Newcastle**  
*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 – “Summit & Newcastle Tier III Areas”  
Newcastle: “C, R-1½, R-1, & A-20 to R-5; C & A-20 to RA-20; and R-1½ to R-1”  
Summit: “R-1½, & A-20 to R-5; and C, R-1½, & 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)

**7. COUNTY CODE AMENDMENTS – Ordinance 2025-6? “Setbacks in the Commercial zoning district, Soil Suitability for Subdivisions and Leasing Space not a subdivision”**

*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)

**8. COUNTY SUBDIVISION CONSTRUCTION AND DESIGN STANDARDS, AMENDMENT – Flood pond sizing**

Staff Introduction and Discussion

No Action

**9. MINUTES...** consider approval of minutes for the June 5, 2025 meeting.

**10. STAFF REPORTS...** A. Building Department      B. County Attorney      C. Planner & Services Coordinator

**11. ADJOURN**

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

August 7, 2025

The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, August 7, 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

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

**September 4, 2025**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, September 4, 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. COUNTY CODE AMENDMENT** – Ordinance 2025-7 - Amend Section 17.16.030 (Table of Uses), Section 12.12.030 (Fees; Encroachment Permits), and adding Section 16.28.015 requiring a plat amendment for a “full boundary adjustment” and providing an effective date.

*Applicant: Iron County*

Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission

- 4. CONDITIONAL USE PERMIT APPLICATION** – “Light industrial” (20.46 Acres)

Located at 4737 W 3600 N, Cedar City, UT. (Parcel # E-0123-0005-0000)

*Applicant: Lehi Allred*

Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)

- 5. IRON COUNTY TRANSPORTATION PLAN UPDATE** – Ordinance 2025-8 – Add 3700 West as a major collector (between 4000 N and Midvalley Rd/4800 N).

*Applicant: Iron County*

Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission

- 6. PROPOSED “OFF-PREMISES ADVERTISING SIGNS”**

Located at 3035 S Old Highway 91, Cedar City, UT (Parcel # E-0242-0000-0000)

*Applicant: Saunders Outdoor Advertising*

Staff Introduction  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission

- 7. PROPOSED AGRICULTURE PROTECTION AREA** – Approximately 105.51 acres on five parcels.

Located at about 4100 W & 4000 N and 4100 W and 3200 N, Cedar City, UT

*Applicant: Clark & Ruth Webster*

Staff Introduction  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission

- 8. GENERAL PLAN AMENDMENT AND ZONE CHANGE** – Tiering & Zoning Discussion for Brian Head Tier II area  
Staff Introduction and Discussion
- 9. MINUTES**... consider approval of minutes for the August 7, 2025 meeting.
- 10. STAFF REPORTS**... A. Building Department    B. County Attorney    C. Planner & Services Coordinator
- 11. ADJOURN**

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

**October 2, 2025**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, October 2, 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. ZONE CHANGE APPLICATION – Ordinance 2025-9;** Propose a zone change from RA-20 to R-1/2 on approximately 141.25 acres.  
Located near 4400 N & 4400 W, Cedar City, UT (D-0515-0006-0000, D-0515-0014-0000, D-0602-0001-0006)  
WITHIN SECTION 18, T35S, R11W  
*Applicant: Equestrian Trails Ranch LLC*  
*Representative: Go Civil Engineering, Dallas Buckner*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 4. GENERAL PLAN AMENDMENT – Ordinance 2025-10;** Propose a change from Tier III to Tier IV, Tier IV to Tier II, Tier II to Tier IV in the Brian Head Area.  
*Applicant: Iron County*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 5. ZONE CHANGE APPLICATION – Ordinance 2025-11;** Propose a zone change from A-20, R-1, & R-½ to R-5; A-20, C & SPA to RA-20; C to A-20 in the Brian Head Area.  
*Applicant: Iron County*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 6. PROPOSED AGRICULTURE PROTECTION AREA on approximately 105.51 acres on five parcels.**  
Located at about 4100 W & 4000 N and 4100 W and 3200 N, Cedar City, UT  
*Applicant: Clark & Ruth Webster*  
Staff Introduction  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 7. GENERAL PLAN AMENDMENT – Water Use and Conservation Element**  
Staff Introduction and Discussion – No Action

**8. MINUTES...** consider approval of minutes for the September 4, 2025 meeting.

**9. STAFF REPORTS...** A. Building Department    B. County Attorney    C. Planner & Services Coordinator

**10. ADJOURN**

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

**November 6, 2025**

The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, November 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. CONTESTED ADMINISTRATIVE LAND USE PERMIT APPLICATION** - Contractor's Shop/Office, small (5.00 Acres)  
5749 N 2300 W, Cedar City, UT (D-0502-0001-001906)  
*Applicant: Ashlee Lloyd*  
Staff Introduction  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with Modifications, Deny, or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION** – “Resort Lodge” (39.2 Acres)  
6110 W Bumblebee Springs Rd, Cedar City, UT (E-0290-0002-0000)  
*Applicant: Brandon Cox*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. GENERAL PLAN AMENDMENT** – Ordinance 2025-12; Iron County Water Use and Preservation Element  
*Applicant: Iron County*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 6. AGRICULTURE PROTECTION AREA** - Approximately 105.51 acres on five parcels.  
Located at about 4100 W & 4000 N and 4100 W and 3200 N, Cedar City, UT  
*Applicant: Clark & Ruth Webster*  
Staff Introduction  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission
- 7. GENERAL PLAN AMENDMENT AND ZONE CHANGE** – Tiering & Zoning around Cedar City and Enoch  
Staff Introduction and Discussion – No Action
- 8. PLANNING COMMISSION TRAINING – Conditional Use Permits**  
Staff Introduction and Discussion – No Action
- 9. MINUTES**... consider approval of minutes for the October 2, 2025 meeting.
- 10. STAFF REPORTS**... A. Building Department    B. County Attorney    C. Planner & Services Coordinator
- 11. ADJOURN**

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

**December 4, 2025**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, December 4, 2025 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2nd 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** – Ordinance 2025-13; Light Industrial to Industrial – (77.44 Acres)
Generally located at 400 N & 6800 W, Cedar City, UT
(E-0176-0005-0000, E-0175-0180-0000, E-0175-0013-0000, Lots 3 & 4 Lakeside Industrial Phase 3)
Applicant: Diamond S Holdings, LLC c/o Go Civil Engineering
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – Recommendation to County Commission
- 4. CONDITIONAL USE PERMIT** – “Surface Mining” – Gravel Pit (40.99 Acres)
Generally located south of Comstock Rd and east of Granite Mountain Foothills Loop, Cedar City, UT (E-0116-0013-0000)
Applicant: Ray Bulloch/Bulloch Holdings, LLC
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. CONDITIONAL USE PERMIT** – “Travel Trailer Park” (20 Acres)
Located at 3748 S 6100 W, Cedar City, UT (E-0261-0026-0002)
Applicant: Joshua Harker
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. CONDITIONAL USE PERMIT** – “Airport” and “Light Industrial” (36.98 Acres)
Located at 151 N 500 E, Beryl, UT (E-1387-0017-0000)
Applicant: Flog Industries, LLC c/o Nathan Harker
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 7. DEVELOPMENT AGREEMENT** – Adams Farm Subdivision (77.45 Acres)
Generally located at the northeast corner of 3200 N 2300 W, Cedar City, UT
(D-0620-0001-0000, D-0620-0000-0000, D-0618-0000-0000)
Applicant: DDJ Development, LLC
Staff Introduction
Public Hearing
Planning Commission & Staff Discussion
Planning Commission Action – Recommendation to County Commission

8. **AIRPORT OVERLAY ZONING** – Map and boundary changes
Staff Introduction
Planning Commission & Staff Discussion – No Action
9. **GENERAL PLAN AMENDMENT AND ZONE CHANGE** – Tiering & Zoning around Cedar City and Enoch
Staff Introduction
Planning Commission & Staff Discussion – No Action
10. **TABLE OF USES** – Review Conditional Use Permits in Chapter 17.16.030
Staff Introduction
Planning Commission & Staff Discussion – No Action
11. **MINUTES**... consider approval of minutes for the October 2, 2025 and November 6, 2025 meetings.
12. **STAFF REPORTS**... A. Building Department B. County Attorney C. Planner & Services Coordinator
13. **ADJOURN**