

**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: Inntelx 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 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**

**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 NE¼ Section 27 and the NW¼ 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 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)**

**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 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 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-½ & 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-½, R-1, & A-20 to R-5; C & A-20 to RA-20; and R-½ to R-1”**

**Summit: “R-½, & A-20 to R-5; and C, R-½, & 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**

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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**

- 1. WELCOME AND PLEDGE OF ALLEGIANCE**
- 2. PUBLIC COMMENTS** – Non-Agenda Items
- 3. CONDITIONAL USE PERMIT APPLICATION – “Heliport” (4.27 Acres)**  
**Located near 6800 W Center St, Cedar City, UT. (E-0189-0005-0000)**  
*Applicant: Iron Ranch Holdings, LLC*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 4. CONDITIONAL USE PERMIT APPLICATION – “Private Educational Facility” (14.15 Acres)**  
**Located near 3542 S Bumblebee Dr, Cedar City, UT. (E-0267-0001-0001)**  
*Applicant: Henry’s Place*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 5. PRELIMINARY SUBDIVISION APPLICATION – “Peak View Phase VII” (15.87 Acres – 26 Lots)**  
**Located near 2525 W 4300 N, Cedar City, UT. (APN: D-0597-0010-0000)**  
*Applicant: BC Development, LLP.*
  - Staff Introduction
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 6. PRELIMINARY SUBDIVISION APPLICATION – “Valley Stratton” (40.93 Acres – 21 Lots)**  
**Located near 3750 W 4000 N, Cedar City, UT. (APNs: D-0601-0004-0000 & D-0601-0005-0000)**  
*Applicant: Valley Stratton Family Trust*
  - Staff Introduction
  - Planning Commission & Staff Discussion
  - Planning Commission Action – (Approve, Approve with modifications, Deny or Continue)
- 7. GENERAL PLAN AMENDMENT AND ZONE CHANGE – Tiering & Zoning Discussion for Brian Head Tier II area**
  - Staff Introduction and Discussion
- 8. MINUTES...** consider approval of minutes for the July 10, 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

**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**

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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 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 2025-13; 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**