

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

September 4, 2025

~~~~~  
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**