

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

December 5, 2024

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, December 5, 2024 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 – “I to A-20” (50.63 Acres)**  
**Located near 11100 W Hwy 56, Cedar City, UT. (APN: E-0682-0006-0000) Applicant: Zaphiropoulos Foundation**
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 4. ZONE CHANGE APPLICATION – “RA-20 to R-1” (40.93 Acres)**  
**Located near 3750 W 4000 N, Cedar City, UT. (APN: D-0601-0002-0000 & D-0601-0004-0000)**  
*Applicant: Valley Stratton Family Trust, c/o Bert Stratton Trustee*
  - Staff Introduction
  - Public Hearing
  - Planning Commission & Staff Discussion
  - Planning Commission Action – Recommend to County Comm (Approve, Approve with modifications, Deny or Continue)
- 5. TIER II GENERAL PLAN & ZONING AMENDMENT – Tier II & Zoning discussion near Parowan & Paragonah**  
**Located in unincorporated areas around Parowan and Paragonah, Applicant: Iron County**
  - Staff Introduction
  - Planning Commission & Staff Discussion
- 6. COUNTY CODE AMENDMENT – “Small Contractor Shop/Office” for R-2 & R-5 zoning districts**  
Applicant: Iron County
  - Staff Introduction
  - Planning Commission & Staff Discussion
- 7. MINUTES...** consider approval of minutes for the November 7, 2024 meetings.
- 8. STAFF REPORTS...** A. Building Department                      B. County Attorney                      C. Planner & Services Coordinator
- 9. ADJOURN**