

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**