

**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**