

August 7, 2025

- The applicant is Iron Ranch Holdings who is proposing a Heliport off Hwy 56, southwest of where the highway splits.
- The 4.27-acre lot is part of the Lakeview Subdivision, Phase 2.

- The property is outside of the County's Tier II boundary, between Cedar City's boundary and BLM property, so is not in Cedar City's annexation area.
- The majority of the property in the surrounding area is Light Industrial.
- In most directions, the heliport site is approximately one mile away from any residents.
- The landing pad will be on the west side of the property along with a building and a hanger.
- The main access roads are 200 S and 6800 W.
- The applicant's plan includes a private heliport with one helicopter housed there.
- No storage of fuel will be onsite, so they will fuel up at the Cedar City Airport or other locations.
- The main impact concerns identified by the staff are:
 - Noise.
 - Dust from flying close to the ground.
 - Safety regarding fuel storage.
- Recommended mitigation by the staff includes:
 - Property is already located near Light Industrial and one mile from residents.
 - Frequency of flights is low since it is a private facility and only houses one helicopter.
 - Dust control is required.
 - No fuel storage is allowed onsite.
- Additional conditions are included in the CUP that require they follow federal standards for a heliport.

Reed explained how applications are processed and the notification requirements:

- There are 2 types of land use decisions: administrative and legislative.
- The process for an Administrative Land Use application involves the following:
 - The CUP is reviewed by the staff to see if it is an allowed use in the zone and follows County ordinance. The application is processed if it is an allowed use.
 - The County's Table of Uses, Section 17.16.030, indicates the uses, the zones, and if/how the use is allowed using the following identifiers:
 - P = Permitted
 - A = Permitted with an approved Administrative Land Use Permit (ALUP)
 - C = Permitted with a Conditional Use Permit (CUP)
 - X = Prohibited Use
 - If the application is permitted with an additional permit (A or C), it is reviewed by the staff who then identify impacts and mitigation recommendations for those impacts.
 - The County Planner then presents the CUP at the Planning Commission Meeting. The Planning Commissioners are an administrative body and appointed by the County Commission to review and to make administrative decisions on their behalf using Ordinance 17.38.030. The County Commission does not vote on the CUP.
- The process for a Legislative Land Use Application is reviewed by the Planning Commission. They make a recommendation to the County Commission who will make the final decision.
- Public notice requirements are determined by whether the application is administrative or legislative by following Ordinance 16.04.070, which indicates the procedure type and the notice classification. The notice ordinance was recently updated due to the State Legislature's mandate for counties to streamline the process.
 - Administrative decisions do not require a public hearing by law, but the County has determined they still want to have them to help the public become aware and get a better perspective.
 - Legislative decisions do require a public hearing and are held at both the Planning Commission and County Commission meetings.
 - Some subdivision approvals do not require a public hearing, but adjacent property owners do receive letters in the mail in those cases.

Reed explained that the applicant was not present at this meeting. He suggested the public hearing be opened unless the planning commissioners had any questions.

Public Hearing:

Chair Cox opened the public hearing.

No comments were made.

Chair Cox closed the public hearing.

Planning Commission and Staff Discussion:

- Chair Cox read the Review and Findings (Section 17.28.050).
- Reed stated that the CUP draft has 23 conditions in it including their days of operation, hours of operation, activity, and it also references the Federal Aviation Heliport /Design Advisory Circular 150-5390-2D dated January 1, 2023.
- Dennis Gray noted that he reviewed the conditions of the CUP and it addressed all of his concerns.

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue):

Motion: Dennis Gray made a motion to approve the Conditional Use Permit for the 4.27-acre property identified as Agenda Item 3, having

found the application to be in compliance with the requirements of the Iron County Land Management Code, specifically Section 17.28.050.

Second: Seconded by Mark Halterman.

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Dennis Gray, aye; Roger Thomas, aye; Michael Platt, aye; Mark Halterman, aye; Michelle Tullis, aye)

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

Introduction:

Reed Erickson explained the following:

- This request is for private educational facilities at Henry's Place, located at 3542 S Bumblebee Drive.
- This is the second CUP for this property. The first was for a resort lodge, which was previously approved/amended in 2012.
- This CUP is separate because it would be regulated differently and is not connected with the resort lodge.
- This property is zoned A-20 and is adjacent to SITLA land and R-5 zoned property in the Sunset Subdivision.
- The Executive Director of Henry's Place, Dan Maruyama, is here and will answer questions as needed.
- The education facility does meet the criteria for an allowed use in the A-20 zone.
- The plan includes:
 - To hold classes 30 calendar days per season so 60 days each year (30 in the fall and 30 in the spring).
 - Two educational co-ops that coordinate together: Beacon Academy and Lighthouse Commonwealth of Iron County. The program is family oriented.
 - Approximately 150 people would be at the location twice a week.
 - The 150 includes staff, students, and parents who come to assist with children.
 - The daily schedule includes:
 - Class from 10 a.m. - 12 p.m. for all children.
 - Lunch (younger children would leave after lunch).
 - Classes from 1 p.m. - 3 p.m. for older kids only.
- The time request is from 8 a.m. - 5 p.m. to include setup and cleanup. All students and parents would arrive between 9:30-9:45 a.m., the younger children would leave approximately 12:30-12:45 p.m., and the older children between 3:15-3:30 p.m.
- The impacts identified and reviewed by the staff include:
 - Traffic:
 - Once traffic leaves I-15 or Hwy-56, all roads are public so anyone has the right to drive them.
 - The primary routes identified are Bumblebee (paved), 7700 West (chip sealed), and Vandenburghe/4000 North (paved).
 - According to the county engineer's simple evaluation of Vandenburghe/4000 N, the current traffic count is less than 600 vehicles per **day** over a 24-hour period.
 - A typical 2-lane road design, such as Vandenburghe, will handle 1,800 vehicles per **hour** although that is not expected.
 - In this case, the expected number of vehicles would be 35 cars per day (due to the program limiting groups to 35 families per day) or 70 vehicle trips per day with a portion leaving after lunch and the rest after 3 p.m.
 - The daytime hours of operation will limit the impacts to wildlife and livestock. The planning commission could change this restriction to allow evening hours if they feel that is appropriate.
 - Noise:
 - Children playing is likely the only noise issue.
- Safety:
 - Conditions include fencing or property markers, adult supervision, with 34 total conditions.
- Terry Palmer, Building Official, did a building evaluation and the structure can accommodate this request.
- There is sufficient water through the water conservancy district, and sufficient sewer. The resort and school are happening on different days so this helps with the ability to accommodate this request.

Dan Maruyama, Executive Director of Henry's Place added that:

- The two organizations came to them and tailored this request specifically.
- He and his wife are big fans of alternative private education so that is why the CUP is worded the way it is.
- There is fencing on all four sides of the property and they will add another fence if the children will be playing near the road.

Public Hearing:

Chair Cox opened the public hearing and reminded the public to stand to be recognized, state their name, speak loudly and concisely, and identify the potential impacts that they want the planning commissioners to evaluate. He noted that all the letters sent to Reed by the public were reviewed by the planning commissioners prior to this meeting. The following comments were made:

- Jolene Thompson shared that she lives in Sunset Subdivision and her girls run up and down Bumblebee Drive. She feels it would be fine for her girls to continue running along the road even with the additional traffic.
- Sharon Boltinghouse and Debbie Mowry asked for clarification on the number of vehicles versus the number of trips.

- Chair Cox explained that not every parent has to stay there the whole day, that there may be carpooling, and the CUP does not require a certain number of trips.
- Debbie Mowry shared the following concerns:
 - The area is rural and should stay that way.
 - The speed is 40-50 mph, semi's and tractors travel the road, and the curve by Henry's Place, which makes it dangerous
 - There are hunters in the area.
 - Sunset Subdivision only has one way in and out and the entrance is across from Henry's Place.
 - Only adjacent property owners were notified instead of the whole Sunset Subdivision.
- Chair Cox stated it is the hunter's responsibility to be safe and that the public notices were done based on ordinance requirements.
- Roger Boltinghouse stated he sent a letter to Reed that represents 14 people who oppose the proposed CUP and shared some of their concerns, such as:
 - The resort lodge only allows up to 180 people.
 - Previously there were concerns about lighting, but Henry's Place has turned down their lights, which he appreciated.
 - They are not in favor of private education.
 - County Ordinance 17.16.20 is for A-20 zones and is designed to protect and preserve lands for farming, ranching, public foods, production of food, fiber, open space, and recreation services related to purposes. The A-20 zone anticipates limited commercial uses that have similar impacts to agricultural uses and provide services in the rural area that are compatible and commensurate to the typical commercial agricultural uses.
 - Lighthouse and Beacon do not do farming, ranching, food production, nor any training related to agriculture training in their curriculum so they do not meet the County Code.
 - County Code 17.20.10 defines private educational facilities; Lighthouse and Beacon do not meet the criteria for technical or vocation training. The Utah Board of Education does not show them on their list as a private school.
 - Hunting happens all year long so there are safety issues with hunters and the wildlife.
- Roger Boltinghouse continued by asking if:
 - The CUP requires the students to stay on the 14 acres even though they are adjacent to public land.
 - The CUP identifies the hours from 8 a.m. – 5 p.m. with no nighttime activities.
 - There is a backup water system because the water conservancy water goes out if there is no power.
 - The traffic has been evaluated properly.
 - The County has talked to State Wildlife about the impacts.
 - There has been a light study done.
 - This will affect the dedicated livestock route.
 - The County is aware this may drop the nearby property values if it is not used as agriculture property and stated he will speak to a lawyer if it affects their property value.
- Charity Garza, Chairman of Lighthouse Commonwealth of Iron County, shared:
 - The commonwealth teaches classes on community interdependence and squatting versus homesteading, which are agricultural.
 - She has taught pre-college classes called Quest 1 and 2, which are advanced writing and oration. Those who have taken the pre-college classes have gotten into college and have obtained jobs because they are prepared.
 - Two of her three children have left home now. One was the Cedar City mayor and one is now at West Point.
 - Parents have the right to decide what their children are learning. The parents of the commonwealth have chosen to have classes on the founding fathers, the Civil War, and on World War II.
 - They understand the responsibility of holding classes at Henry's Place and are willing to work with them to create an amenable agreement.
 - Late night activities, such as dances and game nights, are held at various locations throughout the county. Parent meetings are held at the Cedar City Visitor Center.
 - As far as the road itself, the traffic will increase, but it is a public road, and the road itself does not cause a traffic jam. Parents will do their best to cooperate on following existing public roads, on the times coming and going (noting that only five children leave after lunch typically), and not speeding.
- Piper Manesse asked Dan Maruyama what the probability is that cars are waiting to turn on Vandenburghe or Bumblebee roads.
- Dan explained the entry to the camp is 22 feet wide (a 2 lane standard) and 400 feet to the parking lot so the worst impact is the cars coming out of the subdivision may have to wait to turn out during the drop off and pick up times, but noted there is good visibility at the location.
- Eden Thompson shared that:
 - She lives in this community and is a member of the commonwealth.
 - The road belongs to the people of Iron County including the people in the commonwealth who live here.
 - She believes that the Lighthouse Commonwealth should be allowed to meet at Henry's Place.
 - She upholds the Constitution and believes that people should be able to rent their own land to those who seek to teach their children truth, who will teach their children to be leaders, and who will teach children about Christ and the Constitution, which will better the community and nation.

- She does not want those who believe in sharing the gospel of Christ to prevent people from renting from and providing money to the owners of Henry's Place so they can do the work of God, take care of the poor, help children, and teach them about Christ.
- David Lauritzen shared:
 - He lives directly across the street from Henry's Place, which is the only entrance spot for the entire Sunset Subdivision.
 - He is grateful to be able to share his concerns, but feels the County notification process should include more than the adjacent property owners since it affects all of the subdivision and suggested to at least post a sign.
 - He and his wife love Henry's Place and the Murayama's, but since they are usually only there during the summer, this proposal will create issues in the fall and spring now.
- Lance Manesse stated that 7700 West is now paved and the County is working on adding a road from 7700 West into Sunset Subdivision. Although the road is not scheduled yet, he is concerned the parents will be coming through Sunset Subdivision as a shortcut even though the roads are narrower and there are no sidewalks there.
- Joe Demartino stated he is not far from the proposed new road and during the raining season, no one is getting out that way because it is a flood zone so there will only be one way out.
- Rachelle Howard, Beacon Academy Chair, shared:
 - They are a group of families collaborating to educate their own children and are involved in this effort together.
 - Families have the right to oversee their children's upbringing.
 - They are residents of Iron County and they are petitioning to be allowed to meet together to educate their children.
- Jean Lopour stated:
 - She moved out to this area in 1994 and her rights have always been ignored noting she was against Henry's Place when it was originally proposed.
 - She has been an educator for 34 years and does not want to be by a school or in an urban area. She wants to be in a rural agriculture area where she does not have to worry about traffic or noise or kids playing.
 - She appreciates parents who want to do their own thing, but wants to know about her rights.
 - She has had a dog killed because of traffic, is on her horse almost every day of the week, and already has a hard time crossing Bumblebee due to traffic.
 - She is not sure of the validity, but information was circulated to property owners that as of July 21, 2025 the new location for classes for Beacon and Lighthouse would be at Henry's Place. She wants to know if it was already approved prior to this public meeting.
- Chair Cox assured Jean that this is the first time the Planning Commission has heard any of this.
- Dan Maruyama shared that the applicants approached him in late June to start discussions. He then contacted Reed (County Planner) and they have been putting together what the CUP would look like. The applicants and he have not contracted anything because the decision was conditional upon this meeting and the Planning Commission's approval.
- Cheri Demartino stated:
 - She lives in Sunset Subdivision and is a former educator and former administrator.
 - She chastised whoever posted on the commonwealth website the information of the new location because the administration is wrong for doing it and it angered many of the neighbors.
 - She is aware of the nightmare of traffic and drop-offs and feels Vandenberghe Road will be a nightmare.
 - She understands it is a public road, but there is only one entrance in and out of the subdivision.
- Clay Emison shared:
 - He has spent 41 years in the physical security department at a major university.
 - He wants to know if the Sheriff's Dept. has done a threat assessment for active shooters at Henry's Place as well as kidnappings because there are many campers and hunters out there who no one knows.
 - He spoke with the State's security chief about HB 84 and the potential safety issues with the hours of the school being posted online. The security chief said it would depend on if they get government funding or not.
- One of the applicants shared they don't get funding and they don't get paid because they are educating their own children.
- Mr. Emison continued by stating that:
 - In an active shooting incident or during a health issue, a teacher would wear and push an emergency button, which would get emergency services there immediately. The closest emergency services are 14 miles away, which may be a problem.
 - Henry's Place should put up a property fence to protect the students.
 - Henry's Place was originally put there to help at risk kids so putting a school there may not fit its purpose.
- Emma Thompson, a graduate from Lighthouse Commonwealth of Iron County, shared:
 - She lives in Sunset Subdivision and she has noticed a lot of resentment and anger from people in her neighborhood for her school.
 - She understands they are upset about not getting notified, but her mother, Jolene, said that they knew they needed to get approval from the County for that property.
 - The way the Commonwealth communicates is to share or notify parents that this is what they want to happen so they can plan where they may be going.

- Locations are prone to change last minute and everyone in the commonwealth knows and understands that.
- She was the student council president, activities coordinator, and vice president on three different years. She always knew the information was given out, but that it could change last minute.
- She was a nanny for a family that had public school children and they were good children and she loved them, but she noticed that the children at Lighthouse Commonwealth of Iron County are far more responsible because they are trained in leadership, the Constitution, on Georgics (an old word for agriculture, animals, and land), and on how to live out in the country.
- She runs along Vandenburghe and Bumblebee and often only sees two or three cars so turning at the entrance and traffic are not things she is concerned about.
- Steve Thinnies shared:
 - Three sides of the proposed school location are surrounded by hunting areas. Even though you say the hunters are responsible, there may be ricochets.
 - The County has a gravel pit directly adjacent to the north, which is a part of the groundwater recharge. The pit is a danger to students when it is full of water.
- Roger Boltinghouse shared that:
 - The Thompson family is doing a great job raising their children
 - He doesn't want them to feel like they are being picked on and thinks that teaching their children is amazing, but:
 - The non-profit corporation is being proposed in a commercial building.
 - The class list does not include any agriculture classes for the next two semesters so it doesn't meet the definition of A-20.
 - This is not the right place for this use.
- Tanya Hall, one of the families with Beacon shared there seems to be a lot of misunderstanding so she explained:
 - The students are never all outside at the same time. Classes go outside one or two classes at a time, which is not like a regular schoolyard.
 - The biggest class size is 14 children. Two or three parents are always with every single class.
 - They will help traffic flow however they need to such as coming in from Hwy 56 and leaving from Vandenburghe.
 - They do not just drop off children; they come into the parking lot and park.
 - The families would be willing to do what is best for traffic and are willing to educate kids on wildlife and hunters. They would not sue hunters if something happened.
- Clay Emison asked if the Sheriff's Department will do a threat assessment if it becomes a school.
- Chair Cox stated that is not in the County's purview.
- Debbie Mowry shared:
 - She has been in contact with the County sign department to notify them that some mysterious 20 mph sign have been put up.
 - The speed limit has changed from 40 to 50 mph, which means people are going 60 to 70 mph.
 - Recently a power pole was hit that knocked out power for 3 to 4 hours.
 - She'd like to see the curve signs changed to 20 mph and lit up.
 - She has nothing against the families or kids or what they want to do, but she feels it is not the right place for it.
- Merilee Wilson explained the sign department did look at the signs and determined the 25 mph signs were suggested speed signs and were likely put up by the County. Since they are old and faded, they will be replaced. The speed limit changes from 40 to 50 mph and back to 40 mph to help prepare drivers for the curve.
- Hillary Gale, co-chair of Lighthouse shared she is trying to put herself in the adjacent property owner's shoes and wants to explain:
 - There are approximately 52 people in this room. Only 3 times this will be at the proposed location.
 - They do not drop off children; the parents are required to be there to help teach. Multiple teachers are in each class.
 - These children are the most responsible citizens you will find in this community.
 - They cleaned the building at last building they used.
 - The children are not allowed to run wild.
- Nathan Garza, who has been homeschooling in this kind of commonwealth for 20 years, stated:
 - Principles they teach have to do with private property and respect for community. Also, to be respectful for everyone's collective privacy and rights.
 - He loves this opportunity to gather at this meeting to communicate about concerns.
 - This is not a typical school. For example, if the parent cannot attend, the children don't attend.
 - One exception is when one older teenager needs to be dropped off or drive themselves, but that is rare.
 - As a group, we don't want to make this difficult; we want to make sure it works well.
 - He has seen a lot of change in Iron County and he knows it will continue to happen, but one principle they live by is respect for people's privacy.
- Clay Emison asked and Dan Maruyama clarified that they will not be hosting homeless people during the winter.
- Alice Lauritzen asked and Reed explained that this CUP is not tied directly to Lighthouse or Beacon so it could be applied to another school group and follow the same conditions. The resort lodge has nothing to do with this CUP.
- Eric Schmutz, owner of 62 acres next to Henry's Place, shared that:
 - The Maruyamas are great neighbors.

- A lot of people are here from Sunset Subdivision and he appreciates that they allow the open range animals to wander and not shoot them.
- He has turkey, deer, and coyotes that live on his property. Generally, there is not a lot of hunting done on his land.
- He would like to thank everyone for letting agriculture exist and would like to marry the two (rural and school) to make it work.
- He does have trail cameras on his property for fun, but hopes the fencing will keep the students and families on the 14 acres for safety purposes.
- Dan Maruyama clarified that there is barbed wire on three sides of the property and a post and rail fence on one side along Bumblebee Road. He plans to put up a shield fence there as well.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission and Staff Discussion:

- Jared Christensen stated that the planning commissioners know mining and other things can be done in A-20, and asked if this use is also allowed.
- Reed shared that:
 - Sam, Terry, and he have talked about that and have determined that the uses that are identified as conditional uses in the A-20 zone are there because they can be done such that they are in compliance with the rest of the general plan and the zoning ordinances.
 - The definition of a private education facility is quite broad, so if you only read the first part it says it has to be agricultural vocation, but those are only two of the things listed there.
 - The classes do not have to be focused on agriculture according to the private educational facility use; it does not mention agriculture in that definition at all.
- Roger Thomas asked and Reed clarified that both CUP's are active at the same time. When recorded, the new CUP will state it is a second CUP on this property.
- Mike Platt read the CUP Review and Findings (Section 17.28.050)
- Jared Christensen shared that he is concerned about the dip in the road and the turn noting the speed should be slower there, and also getting off of Hwy 56 because it doesn't have a turning lane. The oiled road is better and a lot more safe.
- Roger Thomas shared that he understand the concerns regarding the road, but they are public. Nothing that he has heard has told him that a school does not belong out there, because it is an allowed use in the A-20 zone. He suggested that the planning commissioners not cap them to certain hours so they can hold meetings and evening activities if they want to.
- Reed explained the hours were set up to mitigate the impact of nighttime driving primarily due to wildlife concerns. Those other activities would need to happen before 5 p.m.
- Dan Maruyama shared that the planning commissioners did not need to discuss extended hours because he was not going to utilize that option.
- Reed addressed the notification concerns by stating the State law was followed and if the mail was slow that is not something that the County can control and he apologized if they did not receive the notice in a timely manner. The notices are mailed to adjacent property owners even if they touch the corner.

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue):

Motion: Mike Platt made a motion to grant the petitioner's permit for the 14.15 acres, identified in Agenda Item 4 having found that application to be in compliance with the requirements of the Iron County Land Management Code for Section 17.28.050.

Second: Seconded by Jared Christensen.

Continued Discussion by Planning Commissioners:

- Roger Thomas asked if the fencing concerns needed to be added to the CUP as a condition.
- Reed explained they could modify Condition 14.
- Dan Murayama explained where he plans to add a net wire fence across the front of the property entrance, along the play area to the trees.

Amended Motion: Mike Platt amended his motion to include modification of condition 14 regarding fencing from the entrance of the property to the trees near the wash with a net wire fence.

Second: Seconded by Jared Christensen.

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Dennis Gray, aye; Roger Thomas, aye; Michael Platt, aye; Mark Halterman, aye; Michelle Tullis, aye)

NOTE: Agenda Item 6 was discussed prior to Agenda Item 5 so that is how they are listed in the minutes.

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

Introduction:

Reed Erickson shared the following regarding the 21-lot subdivision:

- The property is located off of 4000 N just off of Lund Hwy.
- The area is in the Tier II boundary so it allows the development of higher density as long as they are on water and sewer.
- The property was rezoned to R-1 a few months ago and is surrounded by R-1/2.
- The plat map shows 5-acre lots across the back and the rest are 1-acre lots.
- The roads are in the shape of a horseshoe so only one lot will have access off 4000 N, which is a benefit.
- 4000 N is a 75-foot Right of Way (ROW) and the belt route is a 100-foot ROW, so the staff discussed adding a connector from this area to the belt route, which is further north.
- Because there is currently a 33-foot sewer easement on the east side of the property currently, the County asked the property owner to turn that into a road ROW noting the ROW would not provide access to the subdivision. The owner agreed.
- The topography shows the water runs northwest so the retention basin is in the upper west corner of the subdivision.
- Most of the drainage is expected to be retained on each 1-acre and 5-acre lot, but Rich will work with the Engineer, Daryl Brown from Watson Engineering, to make sure the retention pond is adequately sized.
- Within the subdivision, the road is dedicated to the County as a 50-foot ROW with a 28-foot improved surface.
- 4000 N is a master planned 75-foot ROW, but the plat says 66-foot so that will be addressed and corrected in the plans.
- The water will be provided by the CICWCD and sewer will be connected to Cedar City sewer.
- There are no variations to the Land Use Application.
- Street lighting will be reviewed later for night sky and safety issues.
- The property is already fenced all the way around.
- There will be paved streets, no curb/gutter, and no sidewalk in the R-1 zone.
- Daryl came to a sketch meeting prior to this to discuss the project and the County appreciates him for doing that.
- There will not be a public hearing although letters to adjacent property owners were mailed. No one responded.

Planning Commission & Staff Discussion:

- Chair Cox asked and Reed noted the 75 feet for 4000 N will be confirmed through the construction drawings.
- Jared Christensen asked and Reed confirmed the new road (3700 W) will be dedicated as a County road, but will not be built now. When 3700 W is built, there will be a barrow ditch and the drainage will be dealt with for that road at that time. The subdivision roads will be determined based on the drainage needs as they are built.

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue):

Motion: Michelle Tullis made a motion to approve the preliminary subdivision application for the 40.93-acre property identified in Agenda Item 6, having found the application to be in compliance with the requirements of the Iron County Land Management Code, specifically Chapter 16.12.

Second: Seconded by Mark Halterman.

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Dennis Gray, aye; Roger Thomas, aye; Michael Platt, aye; Mark Halterman, aye; Michelle Tullis, aye)

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.

Introduction:

Reed Erickson shared the following regarding the preliminary subdivision application for Peak View Phase VII:

- The application is for 26 lots on 15.87 acres.
- The property is zoned R-1/2 and is located at the south end of the Peak View Subdivision Master Plan.
- After this phase, only one more phase can be accommodated.
- The zoning in the area includes R4K, R-1/2, and R-5.
- Planned roads will replace the current temporary turn-a-rounds.
- Multiple roads feed north and the development has good transportation circulation.
- Rich is working with Platt & Platt to improve the drainage in the whole subdivision.
- The County has current retention basins in place and has identified future retention basins for that area including in the Sage Meadows Subdivision. The Walker Ditch will also be utilized for drainage.
- One planned retention pond will be moved away from 2700 W to allow drainage to continue down 2700 W if overflow is needed.
- Eventually the drainage needs to end up west of the subdivision to Lund Hwy so future development will have to provide for some drainage in that direction as well
- The only two requests for variations are streetlights and fencing.

Planning Commission & Staff Discussion:

- Roger asked and Reed clarified that the entire subdivision is fenced so no additional fencing is required for this phase.
- Mike Platt declared that he is highly involved in the project and will not be voting.

Planning Commission Action – (Approve, Approve with modifications, Deny or Continue):

Motion: Michelle Tullis made a motion to approve the preliminary subdivision application for the 15.87-acre property identified in Agenda

Item 5, having found the application to be in compliance with the requirements of the Iron County Land Management Code, specifically Chapter 16.12.

Second: Seconded by Jared Christensen.

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Dennis Gray, aye; Roger Thomas, aye; Michael Platt, abstained; Mark Halterman, aye; Michelle Tullis, aye)

7. GENERAL PLAN AMENDMENT AND ZONE CHANGE – Tiering & Zoning Discussion for Brian Head Tier II area

Staff Introduction and Discussion:

Reed Erickson shared:

- This is not an action item.
- Staff is moving forward with the tier and zone changes for Brian Head.
- He will email the planning commissioners all the details.
- The current tiering is outdated. Brian Head has annexed the Alpine Creek Subdivision, which was in the old Tier III area.
- The proposed tier changes include changing the Tier II to reflect the current Brian Head Town boundaries, which will not include property owned by Hal Mitchell and his family.
- The resort lodge that was proposed previously was given a one-year extension by the County to come back with a management plan so that is still forthcoming.
- Any property that does not have the ability to have water or sewer will be left out of Tier II.
- The proposed zone changes are to change all R-1/2 and R-1 to R-5 and make some RA-20. If any owners come in with a proposal, the County can include it in Tier II if Brian Head Town wants to annex it.
- Additional consideration for Commercial properties to be re-zoned to A-20 also needs to be done.
- There is one property that is Forest Service property that will be included because Brian Head is in conversation with them to acquire it. The rest of the zoning boundary will follow Forest Service property.
- The planning commissioners need to decide if they want to have a public hearing at the next meeting or continue the discussion at the next meeting.
- Reed does plan to meet with Brian Head in a few weeks so he could present that information at the next meeting before a public hearing is held.

8. MINUTES... consider approval of minutes for the July 10, 2025 meeting.

Motion: Roger Thomas made a motion to approve the July 10, 2025 meeting minutes.

Second: Seconded by Chair Cox.

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Dennis Gray, aye; Roger Thomas, aye; Michael Platt, aye; Mark Halterman, aye; Michelle Tullis, aye)

9. STAFF REPORTS

A. Building Department – No report made.

B. County Attorney – No report made.

C. Planner & Services Coordinator - Earlier in this meeting Reed introduced the new Iron County Planner, Brett Hamilton, and explained they will be working together for a few months until Reed retires.

10. ADJOURN

Chair Cox adjourned the meeting at 8:02 p.m.

Minutes Approved September 4,, 2025 by the Iron County Planning Commission



9/5/25

