

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

**November 6, 2025**

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, November 6, 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. CONTESTED ADMINISTRATIVE LAND USE PERMIT APPLICATION - Contractor's Shop/Office, small (5.00 Acres)**  
5749 N 2300 W, Cedar City, UT (D-0502-0001-001906)

*Applicant: Ashlee Lloyd*

Staff Introduction

Planning Commission & Staff Discussion

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

**4. CONDITIONAL USE PERMIT APPLICATION – “Resort Lodge” (39.2 Acres)**

6110 W Bumblebee Springs Rd, Cedar City, UT (E-0290-0002-0000)

*Applicant: Brandon Cox*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

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

**5. GENERAL PLAN AMENDMENT – Ordinance 2025-12; Iron County Water Use and Preservation Element**

*Applicant: Iron County*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**6. 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

**7. GENERAL PLAN AMENDMENT AND ZONE CHANGE – Tiering & Zoning around Cedar City and Enoch**

Staff Introduction and Discussion – No Action

**8. PLANNING COMMISSION TRAINING – Conditional Use Permits**

Staff Introduction and Discussion – No Action

**9. MINUTES...** consider approval of minutes for the October 2, 2025 meeting.

**10. STAFF REPORTS...** A. Building Department    B. County Attorney    C. Planner & Services Coordinator

**11. ADJOURN**