

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

December 4, 2025

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, December 4, 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. ZONE CHANGE APPLICATION – Ordinance 2025-13; Light Industrial to Industrial – (77.44 Acres)**

Generally located at 400 N & 6800 W, Cedar City, UT

(E-0176-0005-0000, E-0175-0180-0000, E-0175-0013-0000, Lots 3 & 4 Lakeside Industrial Phase 3)

*Applicant: Diamond S Holdings, LLC c/o Go Civil Engineering*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**4. CONDITIONAL USE PERMIT – “Surface Mining” – Gravel Pit (40.99 Acres)**

Generally located south of Comstock Rd and east of Granite Mountain Foothills Loop, Cedar City, UT (E-0116-0013-0000)

*Applicant: Ray Bulloch/Bulloch Holdings, LLC*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

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

**5. CONDITIONAL USE PERMIT – “Travel Trailer Park” (20 Acres)**

Located at 3748 S 6100 W, Cedar City, UT (E-0261-0026-0002)

*Applicant: Joshua Harker*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

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

**6. CONDITIONAL USE PERMIT – “Airport” and “Light Industrial” (36.98 Acres)**

Located at 151 N 500 E, Beryl, UT (E-1387-0017-0000)

*Applicant: Flog Industries, LLC c/o Nathan Harker*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

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

**7. DEVELOPMENT AGREEMENT – Adams Farm Subdivision (77.45 Acres)**

Generally located at the northeast corner of 3200 N 2300 W, Cedar City, UT

(D-0620-0001-0000, D-0620-0000-0000, D-0618-0000-0000)

*Applicant: DDJ Development, LLC*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

- 8. AIRPORT OVERLAY ZONING** – Map and boundary changes  
Staff Introduction  
Planning Commission & Staff Discussion – No Action
- 9. GENERAL PLAN AMENDMENT AND ZONE CHANGE** – Tiering & Zoning around Cedar City and Enoch  
Staff Introduction  
Planning Commission & Staff Discussion – No Action
- 10. TABLE OF USES** – Review Conditional Use Permits in Chapter 17.16.030  
Staff Introduction  
Planning Commission & Staff Discussion – No Action
- 11. MINUTES...** consider approval of minutes for the October 2, 2025 and November 6, 2025 meetings.
- 12. STAFF REPORTS...** A. Building Department    B. County Attorney    C. Planner & Services Coordinator
- 13. ADJOURN**