

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

January 8, 2026

Notice is hereby given that the Iron County Planning Commission will hold a Planning Commission meeting at Cedar City Festival Hall, Located at 105 North 100 East, Cedar City, Utah, commencing at 5:30 p.m.

AGENDA

1. WELCOME AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS – Non-Agenda Items

3. ZONE CHANGE – Fiddlers Canyon LLC & BR Dudes LLC - PUBLIC HEARING

Consider a request for a zone change from Rural Agriculture 20 Acre (RA-20) to Commercial (C) on approximately 22.48 acres. The properties are generally located at 200 S & 2400 W, Parowan, UT; C-1067-0000-0000 & C-1051-0006-0000

Applicant: Frank Nichols and Ryan Brindley

Planning Commission Action: Recommendation to the County Commission or continue the item

4. COUNTY CODE AMENDMENT; Amend several sections of the zoning ordinance – PUBLIC HEARING

Consider a request to amend the Table of Uses in Section 17.16.030 to modify how certain land uses are reviewed and permitted, including the reclassification of existing uses, addition of new uses, and removal of uses. The amendment includes a request to amend the Use Definitions in Chapter 17.20 to ensure all uses have a definition, as well as amendments to guest house regulations found in Section 17.36.270. New regulations for vehicle storage lots are proposed in Section 17.36.700.

Applicant: Iron County

Planning Commission Action: Recommendation to the Commission or continue the item

5. GENERAL PLAN AMENDMENT AND ZONE CHANGE

Discussion on Tier II boundary & Zoning changes around Cedar City and Enoch.

Applicant: Iron County

No action by the Planning Commission

6. AIRPORT OVERLAY ZONING

Discussion on the proposal to revise boundaries and safety zones, land uses, and compatibility provisions in the airport overlay zone. The proposed revisions affect property within approximately 10,000 feet of the Cedar City Airport runway.

Applicant: Iron County

No action by the Planning Commission

7. MINUTES... consider approval of minutes for the December 4, 2025 meeting.

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

9. ADJOURN