

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
MINUTES
December 4, 2025

The Iron County Planning Commission held its regularly scheduled meeting, December 4, 2025, at 5:30 p.m., Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah.

Members Present

Erick Cox, Chair
Roger Thomas
Michelle Tullis
Mark Halterman
Dennis Gray
Mike Platt (In attendance for agenda items 6 through 13 only)

Excused

Jared Christensen

Staff Present

Reed Erickson, Iron County Planner
Brett Hamilton, Iron County Planner
Terry Palmer, Iron County Building Inspector
Merilee Wilson, Iron County Engineering Dept.

Others Present

Chauncy Harris
Loy Brown
Ron & Traci Graham
Amy & Chris Headlee
Steve Hinton
Elaine Hansen
Tyler Melling
Ray Bulloch
Stockton Bulloch
Spencer Jones
Kyle Jones
Jeff Berry

Representing

Self
Self
Selves
Selves
Self
Self
Velocity Builders
Bulloch Holdings
Bulloch Holdings
Self
Self
Self

Others Present

Robert Nelson
Nathan Harker
Eli Steed
Andrew King
Joshua Harker
Kari Berry
Dallas Buckner
Bob Tuckett
Samuel Harker
Kevin Cooke
David Price
Randall Williams

Representing

Truly Unique Properties
Flog Industries
Patriot Arc
Monarch Meadows Sub.
Self
Self
Go Civil Engineering
Midvalley Estates Water
Patriot Arc
Patriot Arc
Monarch Meadows Sub.
Self

1. WELCOME AND PLEDGE OF ALLEGIANCE

Chair Cox opened the public meeting.
Roger Thomas led the pledge of allegiance.

2. PUBLIC COMMENTS – Non-Agenda Items

Chair Cox opened the public comments.
No comments were made.
Chair Cox closed the public comments.

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

Introduction:

Brett Hamilton shared the following information regarding Ordinance 2025-13:

- The property is located between the split at Hwy 56 and Iron Springs Road near 200 N.
- One concern is that residential is nearby.
- Silver Hills Pkwy, 200 S, and 6800 W are paved coming into the area.
- Water is provided by the CICWCD and is a fairly new line along 6800 W.
- The proposed change is from Light Industrial to Industrial.
- Industrial does allow some heavier uses, but also excludes other uses such as restaurants, emergency care, etc.
- Depending on the applicant's plans, a Conditional Use Permit (CUP), or an Administrative Land Use Permit (ALUP) may be required.
- Dallas Buckner with Go Civil Engineering is representing diamond S Holdings, LLC.
- The property is located in the Tier IV area and all utility services are available.

- The zone change is a legislative decision so the Planning Commission would make a recommendation to the County Commission who would have the final say on the application.

Michelle Tullis asked and Brett answered that basically everything in the surrounding area is zoned Light Industrial. There are industrial areas further to the west and further along Iron Springs Rd.

Roger Thomas asked if additional requirements would be put in place since it is next to A-20 zoning.

Brett explained that no additional requirements can be added for a zone change, but may be included in a development agreement later on.

Dallas Buckner added that they have done most of the work to change the zoning to Light Industrial in the area. Lakeside Phase III will be recorded soon. People are already interested in developing the proposed Industrial zoned area.

Public Hearing:

Erick Cox read the public hearing considerations and opened the public hearing.

No comments were made.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Brett stated the planning commissioners asked good questions including the impact of adjacent property, adequate transportation, and utilities available, which are the same questions in the Review and Findings.
- Michelle asked about access and additional traffic and Brett clarified they will have access off 200 S and 6800 W.
- Terry Palmer shared there is a loop road now in Silver Hills, Phase 2 to help handle traffic.
- Chair Cox shared that in other areas the County has required Light Industrial in the front portion and Industrial in the back portion of the property.

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

Motion: Mark Halterman made a motion to approve the zone change from Light Industrial to Industrial for the 77.44 acres in agenda item #3.

Second: Seconded by Roger Thomas.

Motion passed: (Voting: Erick Cox, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye, Dennis Gray, aye)

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

Introduction:

Brett Hamilton shared the following regarding the Surface Mine – Gravel Pit:

- The location of the proposed gravel pit is located off Iron Springs Rd and Comstock Rd.
- The definition of a surface mine is the extraction of surface materials that were left from previous subsurface mining, such as the mining tailings.
- The Table of Uses does show a surface mine is allowed with the approval of a CUP.
- The site plan includes a scale house at the north end of the property where the trucks would go before leaving the property, the piles of tailings that would be crushed, and the roadway that would connect with Comstock Rd.
- Hours of operation are 7:00 am to 5:00 pm. Extenuating circumstances would be the only reason to extend these hours and would be very limited.
- The operation would include crushing, sorting, and hauling, which fits well with surrounding surface mining operations. The operation may expand in the future.
- Other impacts reviewed and mitigated by the staff included traffic, safety/security, noise, and dust.
- The Planning Commission is the deciding body for this CUP.

Ray Bulloch shared that they have done everything required including approval from DOGM including archeology and bonding with the State.

Public Hearing:

Chair Cox opened the public hearing.

No comments were made.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Chair Cox read the CUP Findings and Considerations, Section 17.28.050.
- Roger Thomas disclosed he has done business with the Bulloch's, but not for a few years.

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

Motion: Dennis Gray made a motion to grant approval for the Conditional Use Permit for the 40.99 acres of property identified in Agenda Item #4, 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; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye, Dennis Gray, aye)

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

Introduction:

Brett Hamilton shared the following regarding the CUP for a Travel Trailer Park:

- The property is 20 acres, zoned RA-20, is south of Hamilton Fort, and north of 4000 S along 6100 W.
- The Travel Trailer Park is for four spaces on the north side of the property.
- The definition of a Travel Trailer Park is two or more trailers on a property, regardless of whether or not a charge is made for accommodation. The applicant, Joshua Harker, plans to use the spaces for friends and family who come to visit, not as a commercial travel trailer park.
- The considerations include adequate roads, no track-out, to reduce the impact to adjacent properties with a separation distance, dust control, to identify property (which is already identified with a fence), and some additional conditions.

Public Hearing:

Chair Cox opened the public hearing.

No comments were made.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Chair Cox reviewed the Conditions and Findings, Section 17.28.050.
- Dennis Gray shared that he appreciates the literature that was provided prior to the meeting regarding this CUP.

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

Motion: Chair Cox made a motion to grant approval for the Conditional Use Permit for the 20 acres of 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 Section 17.28.050.

Second: Seconded by Roger Thomas.

Motion passed: (Voting: Erick Cox, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye, Dennis Gray, aye)

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

Introduction:

Brett Hamilton shared the following regarding the Airport and Light Industrial CUP:

- The application is for two separate uses, an airport and for light industrial.
- The property is just shy of 37 acres near Beryl Hwy, just north of Hwy 56 and Center Street in Beryl.
- The property is in the A-20 zone.
- The applicant would do light manufacturing such as bumpers and tool boxes and the building would house that operation with 12-15 employees. The CUP limits it to 12 employees since it is Light Industrial.
- The applicant is Flog Industries and represented by Nathan Harker. The property owner is Patriot Arc and is represented by Eldon Harker.
- Impacts considered were traffic, truck noise, dust. There are conditions to mark property well, setback, road improvement, maintenance, etc.

Chair Cox asked and Brett clarified the surrounding property is A-20 with a little bit of commercial zoning.

Brett shared that the property was previously owned by SITLA (State Trust Lands). The property to the north is still SITLA.

Public Hearing:

Chair Cox opened the public hearing.

No comments were made.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Brett explained that this CUP follows the same process as the previous CUP's.

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

Motion: Roger Thomas made a motion to grant approval for the Conditional Use Permit for the 36.98-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 Section 17.28.050.

Second: Seconded by Michelle Tullis.

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

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

Introduction:

Brett Hamilton shared the following regarding the Development Agreement for the Adams Farm Subdivision:

- The project is for 3 separate properties totaling 77.45 along 2300 W in unincorporated Iron County. As part of the projects master plan, there is 1 additional property within Cedar City limits south of the 3 parcels that borders 2300 W and 3000 N. The county property and the city property are divided at 3200 N.
- The two most north properties are zoned R-1/2 and the third property is zoned R4K.
- Monarch Meadows is to the north of the proposed subdivision and Fife Town to the west.
- The applicant provided a full plan for all four properties that will be referred to while discussing the development agreement.
- Within the county property, they are proposing approximately 225 total dwelling units that includes a mix of single-family residences and townhomes.
- The development agreement will require approval of the use, density, general configuration and development standards such as:
 - Centralized drainage.
 - Public access walking trails.
 - Off-street vehicle storage.
 - Private centralized open space area (minimum of 4 acres).
 - Various residential densities ranging from 1-acre+ lots to townhomes.
- The applicant is requesting the county approve some standards that are different than the county ordinance, including:
 - Storage Area in the R4K zone
 - Open Space area.
 - Townhome Cluster Size and Spacing.
 - Shared Drainage with Cedar City.
 - Townhome Utilities.
 - Townhome Fences.
- Overall, County Staff does not support the agreement as it is written for the following reasons:
 - The County benefits are minimal even though in some ways the agreement goes above and beyond the ordinance.
 - There would be 40 acres of Cedar City units (townhomes small single family lots) that would share the open space, drainage basin, and outside storage.
 - The agreement gives the developer the right to make the 4-acre park private.
 - The clustering of townhomes is contrary to the purpose and intent of the County's adopted ordinance.
 - The ordinance is designed to avoid high-density pockets and to distribute those units more evenly through the development.
 - The maximum townhome density exceeds the 25% limit of the total base lots.
- To summarize, the project includes 77.45 acres that are zoned R-1/2 and R4K with a maximum of three units per acre across the project site. If the development agreement is approved, it locks in regulations. The agreement would not expire until all facilities have been constructed and accepted as complete by the County and Certificates of Occupancy have been issued for all dwellings.
- After this meeting and after the Planning Commission makes its recommendation, the next step is the public hearing at the December 8th County Commission Meeting and they will make the final legislative decision.

The following items were clarified by the Staff & Applicant when asked about by the Planning Commissioners:

- Tyler Melling shared that the development agreement with Cedar City was approved one year ago originally as twin homes, but then it was modified to be single-family homes along the road and townhomes behind that. The larger lots were put at the north for drainage and sewer. He feels that layout is what the neighbors would prefer.
- Brett explained this plan is for 140 townhome units just in the County portion. Several factors go into determining the number, but basically the acreage and density determines the number. If they were to develop the R-1/2 and R4K as is allowed in ordinance, they could potentially get more than the 230 townhome units (possibly 300). Using the 25% criteria, the number exceeds the number the County allows.

- Reed Erickson explained that the 25% of base density does not consider required separation distances. When the townhome clusters meet the separation distance, that higher number could not be reached. The total would be less. The exact numbers have not been calculated because the development agreement is asking for allowances that would determine those numbers. The number could be significantly less depending on the final agreement.
- Terry Palmer explained the private park would be maintained by the HOA.
- Reed explained the development agreement is asking for a layout that allows higher density and higher clustering of townhomes.
- Roger asked for clarification and Brett explained:
 - The number of base lots allowed to have townhomes is 25% of all the units in a development.
 - Townhomes are allowed in R-1/2 and R4K, but it is challenging because there is other criteria that has to be evaluated.
 - The agreement is asking for clustering more townhomes together than what the ordinance allows.
 - The applicant previously provided a secondary plan that showed five different clusters throughout the development.
- Tyler Melling clarified:
 - The secondary plan included 32 unit clusters in the R-1/2, 24 unit clusters in the R4K, per county ordinance.
 - One unit in the northwest area, 1 in the southwest area, 1 in the southeast area and 2 in the middle.
 - While preparing the secondary option, he may have read the County's criteria wrong. He determined approximately 350 townhomes would be allowed, but they are proposing 225 for the full development.
 - He likes the way the County's ordinance is written, but he thinks the option he is presenting today works better for the situation. This current plan was created to accommodate the adjacent subdivision.
 - His only concern about a public park is the liability issues. Cedar City is requiring the trails to be public.
 - In the development agreement they want to memorialize:
 - The increased size of the storage area.
 - Cross-jurisdictional utilities.
 - HOA pays all utilities in County including water and power.
 - No more than 30% rentals.
 - No variations on setbacks.
 - One townhome cluster close to the Cedar City boundary.
 - Cedar City is looking at adding a well so he is looking at planning for that for the entire development.
 - The lots that will be built on first are the 1-acre lots at the north end of the subdivision.
- Reed explained:
 - The County does not require individual units to pay for water. The CICIWCD would determine that.
 - Each building would have utilities and each unit would have connections so the HOA could pay the bill if the utility companies agree to that.
- Brett clarified the development agreement:
 - Does speak to allowing the cluster of townhomes to be in one location and does not reference any separation distance requirements.
 - Does reference being allowed to fence with a vinyl fence to match Cedar City's requirement.
- Tyler Melling clarified the brown area is the R4K area for single-family homes will be larger than 4,000 square feet. The criteria is 10% of the lots must be under 7,000 square feet, but the plans are for a minimum of 6,500 square feet. The purple area is for storage and the blue area is for open space and is sloped to accommodate a variety of flooding events.
- Reed explained the development agreement is tied to the map presented at this meeting that shows the townhome cluster next to the Cedar City border where additional townhomes will be located.
- Tyler shared that there is not a legal description showing the layout, but this map is very close to the final configuration and is described in the development agreement as the southeast corner of the county portion of the project.
- Mike Platt asked that the location of the townhomes be "tied down" in the agreement so that it won't change, to protect future homeowners. He feels a description would do that and give them some room for minor changes and give the overall project a good design flow.
- Brett stated that on page 8, it does talk about the generalized plan and that it could change, but that could be re-written more specifically with a description to avoid major layout changes.
- Reed Erickson explained:
 - That when the ordinance was developed for townhomes with the maximum number of units as 24 or 32 units in a cluster, the goal was to plan a good development that has a variety of housing types so there would not be a large concentration of one type of housing in one area, especially high density housing. The ordinance's intent was to spread it out.
 - The ordinance could be reviewed by the planning commission to propose changes for future developments.
 - When the separation issue came up for the subdivision on Midvalley Rd, the developer decided to take out the townhomes and just have single-family lots.

- The planning commissioners reviewed the previously mentioned concerns the staff has regarding the requests in the development agreement.

Public Hearing:

Chair Cox reviewed the meeting considerations and opened the public hearing.

- Edward King shared the following concerns:
 - The project will disrupt the nature of the agricultural area, of 1-acre single-family homes, and area livestock privileges.
 - The plans show the yellow area is ½-acre to 1-acres, but does not specify which.
 - Monarch Meadows Subdivision flooded and the County never remediated so the residents had to carry the costs.
 - There is no retention at the top to secure Monarch Meadows from floods, and this development will now add someone else's water to the problem.
 - The County has no plan for traffic impact on the roads so there will be no place to walk around except the trail system.
 - The road in front will have to be widened.
 - Approving this project is putting the cart in front of the horse regarding drainage and traffic.
 - The culture of Flying L Subdivision and Monarch Meadows Subdivision is 1-acre and ¾-acre lots, so the high-density housing does not fit.
 - The 129 taxpayers in Monarch Meadows have the potential to have their property values lowered.
 - Monarch Meadows has already has issues where people coming and using their facilities.
 - The developer told them one thing and is now doing another.
 - He agrees with Commissioner Platt regarding "locking in" the plan.
 - Cedar City has not addressed curbs and sidewalks.
 - The project includes 275 homes with a 30% rental rate.
 - He is getting a petition together to oppose the project. He expects 300+ will sign it.
 - The commissioners need to look into it the issues and determine how to remedy them.
 - He is asking the commissioners to deny this development agreement.
- Lloyd Brown, Monarch Meadows HOA president shared concerns about sewage, drainage, and turn lanes.
 - Everything north is flat and has to go somewhere so they have had to build retention basins since the County says they cannot ship it out.
 - The sewer is shallow so it will require a pumping station. He would like to see guarantees that it will have a lift station put in.
 - Neither 2300 W nor 3000 N have turning lanes. The road is not designed to handle traffic.
- Mike Platt stated that he heard all of their concerns, but the public needs to remember that before the developer builds anything, they have to address all of these items before construction drawings are approved. He asked that the public not lose sight of the big picture, which is that the valley is growing and there is a process to plan for the growth. The developer's engineer is also capable of doing that.
- Mr. King noted that the townhome clustering would be better for the area so the mountains are not obscured. Having 1-acre lots at the north end is better.
- Ryan Malin stated he is opposed to the rezoning that was done before the infrastructure is built that will accommodate the growth. The high-density homes with two cars each entering on 3000 N will increase traffic and 2300 W is not wide enough for an officer to pull someone over.
- Kari Berry shared concerns about improvement to the road, traffic on the road, the school being overcrowded, losing sheep, and trying to stop the development when it was presented to Cedar City last year.
- David Price shared that he came here to live in a rural area and the changes are heartbreaking.
- Ron Graham stated he lives in Fife Town Subdivision, he is opposed to the project, he moved out there for a rural life, high-density is an issue, and the planning commissioners should not approve this development.
- Chair Cox shared that when he moved here 30 years ago none of the subdivisions in this area were built so he understands the changes. He explained that the owner of this land also has property rights and this development is within the County's guidelines. He shared that his children cannot afford to live in Iron County without the potential for affordable housing. The planning commission is trying to their very best to balance the growth.
- Mr. King suggested the County take away high-density housing and give incentives to first time buyers.
- Tyler Melling was asked several questions by several people so he clarified the following:
 - The entire area to the north in green is 1-acre lots and all in yellow are over ½-acre. These lots, plus the R4K lots are all going to have only one single-family home.
 - Fencing at the rear of the property will be white vinyl and will separate the subdivisions.
 - He needs to go back to Cedar City regarding a wider road, curb, gutter, and sidewalk because the City wants the road, then the ditch and then the trail.
 - There will not be offsite parking.

- There will be two full acres of gated storage.
 - Sewer will include a fully enclosed lift station.
- Amy Headlee asked and Chair Cox clarified that the agreement will likely be edited and then once agreed upon and approved it cannot change.
- Terry Palmer added:
 - This body will recommend to the County Commission.
 - He appreciates all the questions.
 - The staff has reviewed it and now the planning commissioners are asking questions to work out details.
 - The actual design process has a long way to go because the staff and County Commission will be reviewing it.
 - He understands all the concerns.
 - The biggest sheep owner in county is the developer.
 - Everyone is aware and very concerned with what happens. Staff has reviewed it, the planning commissioners (who volunteer their time) have reviewed it, and then the County Commission will review it.
 - There is still a lot to work out during the design process before any building gets started.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Mike Platt shared that 2300 W is a 75-foot ROW so it is not likely to be changed to a 100-foot ROW in 30 years.
- Reed Erickson shared that Cedar City and the County have discussed the Stevensville Ditch, the drainage, and maintenance
- Michelle Tullis clarified there are three ingress points, one on 3000 N and two on 2300 W. She recommended having “turn ins”.
- Chair Cox asked and Tyler shared that the entrances do not line up with the road across the street, but are far enough apart that they are adequately spaced.
- Spencer Jones noted that there are no plans to go further south on the west side of 2300 W.
- Mike stated that he would prefer the townhomes all be clustered together as a way to protect the homeowners and, if that is acceptable, to define that in county portion of the development agreement.
- Michelle Tullis shared that if this is allowed outside of the County ordinance, it may set a precedence.
- Mike shared the same concern, but is open to looking at the R4K ordinance again to possibly change it. Also, the applicant likely put a lot of time into this plan and the engineer may have come up with a better solution in this case.
- Dennis Gray stated that there are many unanswered questions and the development agreement should answer all of them. He would like the answers before approval especially if this might be the direction the county is going in. He would like to protect both the homeowner and the county.
- Reed shared there is a public hearing Monday at the County Commission meeting. If there is not a recommendation from the Planning Commission, the public hearing will still happen, but it does not mean they have to make a decision. The item could come back to the Planning Commission for further review.
- Dennis asked the staff if they would change their opinion on the development agreement if all of the questions were answered.
- Reed responded there are pros and cons to this design. The con is that this does not fit within the intent of good separation of townhome planning in the R4K zone. The challenge is knowing what the right number of clusters is before it becomes its own community. Good communities are made up a variety of housing types, different ages, and different income brackets, which creates a healthier community. The staff is not saying this is a bad development, we’re saying it is in conflict with the ordinance and what the County is trying to achieve. Property values are best kept high when there are a mix of housing types in the same development. The development agreement ordinance simply articulates a need to show what the benefits are to the County if a variance is requested.
- Roger Thomas noted that in Section 7, it states the ability to modifying the agreement is with the developer, but there needs to be a 2-way agreement and it needs to be reasonable. Other than the townhome clusters, he did not see anything else that would change what the County subdivision ordinance requires.
- Tyler Melling explained he requested a copy of the Harmony Mountain Ranches agreement to use as a template to create this agreement. The agreement states that making small changes are to be done by the developer, but anything substantive that would change their rights or anything else would go through the County’s legislative process to amend.
- Terry Palmer stated that when they come to the building side of it, they will have to comply with all the fire and construction codes.
- Roger shared that the County is working on developing a street light ordinance. In the agreement, it says they are vested in the current ordinance and asked how this would affect them.
- Reed explained that currently lights are required. The changes to ordinance will include the type of lights, spacing, downward, etc. In addition, curb, gutter, and sidewalk are required in R4K and R-1/2 so a variation during the subdivision approval would have to be presented if they want any of that modified.
- Chair Cox asked the planning commissioners if anyone would like to make a motion or what they wanted to do.

- Dennis talked about not wanting to impede the plan, but also wanting questions answered so at this point he would recommend the County Commission not approve due to those questions.
- Reed recommended they not say it that way, but rather they could just say to table the item and come back to the planning commission to address specific concerns.
- Roger asked and Reed explained that doing so would still allow the public hearing to happen at Monday's County Commission meeting.
- Tyler asked what those questions are and the staff said they would put together a list for him.
- Reed explained they could recommend approve of the agreement with modifications that must be addressed.
- Roger reviewed the concerns and noted that the park and fencing were resolved, and that the drainage and sewer will be addressed in the subdivision approval process.
- Mike agreed that many concerns could be addressed in the subdivision approval stage, and they need to remember this decision is just for the development agreement.
- Reed clarified that the crux of the concerns is the townhome clustering.
- Tyler stated that it comes down to what the planning commission wants. His understanding is that the neighbors want the larger lots near the neighbors and slowly transition to smaller as the lots get closer to Cedar City limits. This plan is on a small enough scale neighbors will be using the same trails, parks, etc. He shared that he is building a custom home in a neighborhood very similar to this one. There will be a townhome directly across the street from him. The development being discussed at this meeting would not have apartments, and the townhomes would only be two stories.
- Mike, Roger, Reed, and Terry discussed whether to revisit the townhome ordinance in 2026 or whether to just go through the process each time like was done with this proposed development.
- Spencer Jones shared that they are trying to create a nice project. They talked to Monarch Meadows HOA president and put the 1-acre lots on north end. Without this development agreement, they could have two or three townhome clusters at the north end, but are choosing not to because they want to be a good neighbor. The concerns about putting the townhomes in one place and about drainage is supporting the wants and needs of those neighbors.
- Roger asked if they could put in the agreement not apartments.
- Tyler and Terry explained that is already covered in County ordinance as townhomes only and includes the number allowed. Tyler agreed to add that the stories would be two stories only.

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

Motion: Mike Platt made a positive recommendation for the development agreement provided they supply a legal description stating where the townhomes will be and that they will limit the building height to two stories.

Second: Seconded by Michelle Tullis.

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

8. AIRPORT OVERLAY ZONING – Map and boundary changes

Introduction:

Reed Erickson shared the following regarding the Cedar City Airport Overlay map and boundary changes:

- In 2020, the County modified the airport overlay and encouraged Cedar City to do the same and they wanted to wait until the Airport Master Plan was complete.
- Cedar City has now adopted their Airport Master Plan, which is very specific to the airport land.
- Now, Cedar City and the County need to modify the overlay and adopt those together so it is the same whether you live within Cedar City limits or in the unincorporated area of the County.
- The original overlay was done in 2001 when the County did not have near the guidance by the FAA for land use regulations that they have now. The FAA website has states that Local government is responsible to determine the land use regulations around the airport.
- He has met with Cedar City officials, planner, and engineer as well as the airport manager and board and has educated them on the FAA's requirement that it is the local government's responsibility to have a land use overlay for the surrounding property.
- The information shared at this meeting is a brief introduction with no intention of having any action tonight.
- Land use compatibility around the airport is the focus. The four compatibility items include:
 - Air traffic noise.
 - Potential for structures and anything that would interfere with the aviation.
 - Electronic interference (drones, radio frequency, etc.)
 - Interaction with aircraft and wildlife (waterfowl, birds, and critters like prairie dogs).
- The documents he will be using for discussion came from 3 primary areas:
 - Federal Circular provided by FAA
 - Idaho, California, and State Regulations

- The old airport overlay from 2001 and modifications from 2020. The identified zones are not current with FAA language.
- The updated regulations requires:
 - An end of runway protection zone.
 - An inner safety zone.
 - An outer safety zone.
 - An inner turn zone
 - An outer turn zone.
- The Airport Master Plan has a map showing sound contours. For example at the north end of the runway, the decibel levels are 60, 65, and 70, so the chart shows that certain uses are allowed if the decibel level is below 65.
- Because of the previous plans and how development was done, there was an effort to make some areas of the inner safety zones fit to what already exists and then to make an outer safety zone.
- The group decided together that the airport overlay was overly regulated in the past so adjustments were made to adjust those. The change on the north end was to narrow up that outer safety zone and take away the approach zone and instrument approach zone, and just have inner and outer safety zones. The land uses will then be associated with those zones, which will allow more uses.
- The biggest change is on the south end because large tankers take off to the south that did not 20 years ago. Seventy percent of the planes land on the north end and take off at the south end. Wind conditions may reverse that.
- Any zone can be created in a way that seems best, but the challenge is to determine what the allowed uses of that land are. Single-family home developments already exists on the east side of Westview Drive so that has to be considered.
- The recommendation is to take the existing model and create a new runway zone, and then come up with a table of uses by zone, with conditions.
- Reed will email the information out for the planning commissioners to review, which includes definitions of flight phases and data/graphs of crash information.
- The goals are to:
 - Have Cedar City and the County adopt the same overlay ordinance with safety zones.
 - Require Navigation Easements in areas of the Outer, Inner, and Lateral Safety zone for all development.
 - Create language to address wildlife attractants.
 - Address electrical interference potential.
 - Explore safety restrictions on the south end for take-off that would be similar to the north end restrictions.
- The FAA recommends a 25-decibel noise level for construction, which is already being done due to our climate with insulation, insulated windows, and building materials. The overlay would also reference the 25-decible requirement.

Planning Commission & Staff Discussion – No Action

Information only -- no action taken.

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

Reed Erickson shared the following:

- The draft of proposed changes to the Tier and Zone changes around Cedar City and Enoch are based on their current annexation plans and the current Tiering and Zoning the County has in those areas.
- The recommendations in the packet show where “conflict” areas are.
- The changes on Tier II will bring it close to the municipality.
- After reviewing the draft, he would like input from the planning commissioners.

Planning Commission & Staff Discussion – No Action

Information only -- no action taken.

10. TABLE OF USES – Review Conditional Use Permits in Chapter 17.16.030

Brett Hamilton shared the following:

- This is a follow-up from the last meeting to make some changes to the approval process for some uses.
- Both Administrative Land Use Permits (ALUP) and Conditional Use Permits (CUP) are tools to regulate land uses that are not automatically permitted in a zoning district.
- The primary difference between an ALUP and a CUP is that one is administrative and one is legislative.
 - A CUP is tailored for the use with conditions, and requires a public hearing.
 - An ALUP is more straightforward and does not require a public hearing.
- The staff reviewed the Table of Uses and what was required for different land uses, and determined the ones that should be looked at in the future for consideration.
 - The letter definitions in the Table of Uses are:
 - P = Permitted Use
 - A = Administrative Land Use

C = Conditional Use
X = Prohibited Use

- The following are suggested to be moved from “C” to “A”:
 - Retirement Home
 - Park and Ride Facility
 - Telecommunications Site/Facility in Industrial zones
 - Indoor Recreation in Commercial zones
 - Laundry, Self-Service (Laundromat)
 - Child Day Care Facility/Preschool Center
 - Day Care Center/Assisted Care Center
 - Veterinary Clinic, Without Outdoor Holding Facilities
- The following are suggested to be moved from “C” to “X”:
 - Correctional Institution – Not Allowed in Commercial, but keep in A-20 and Light Industrial)
- The following are suggested to be moved from “A” to “P”:
 - Guest House – in R-5, R-2, R-1, & R-1/2
 - This is the number 1 administrative land use permit done now and very time consuming.

Mike Platt and others discussed resort lodges and where they should be allowed.

Brett clarified that some requests may not have concerns so could go through quickly, but others may need to be brought to the planning commissioners for review. In addition, use definitions could be reviewed by the planning commissioners and staff as well.

Planning Commission & Staff Discussion – No Action

Information only -- no action taken.

11. MINUTES... consider approval of minutes for the October 2, 2025 and November 6, 2025 meetings.

Chair Cox asked for one change in the November minutes to change the word “spoil” to “soil”.

Motion: Mike Platt made a motion to approve the October 2nd and November 6th meeting minutes with the suggested word change.

Second: Seconded by Chair Cox.

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

12. STAFF REPORTS...

A. Building Department - none

B. County Attorney - none

C. Planner & Services Coordinator

Reed recommended the January 2026 meeting be changed to the 2nd Thursday of the Month.

Motion: Chair Cox made a motion to change January’s meeting to January 8th.

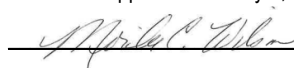
Second: Seconded by Mike Platt.

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

13. ADJOURN

Chair Cox adjourned the meeting at 8:15 pm.

Minutes Approved January 8, 2025 by the Iron County Planning Commission



1/9/25