

**IRON COUNTY, UTAH**  
**IRON COUNTY PLANNING COMMISSION**  
**MINUTES**  
**January 8, 2026**

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The Iron County Planning Commission held its regularly scheduled meeting, January 8, 2026 at 5:30 p.m., at Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah.

**Members Present**

Erick Cox, Chair  
Jared Christensen  
Michelle Tullis  
Mark Halterman  
Dennis Gray  
Roger Thomas  
Mike Platt

**Staff Present**

Brett Hamilton, Iron County Planner  
Rich Wilson, Iron County Engineer  
Terry Palmer, Iron County Building Inspector  
Merilee Wilson, Iron County Engineering Dept.

**Others Present**

Frank W Nichols  
Brett Brindley  
Becky Bennett  
Christian Bennett  
Dane Jensen  
Catherine Klemic

**Representing**

Self  
Self  
Self  
Self  
Self  
Self

**Others Present**

Lisa Woolsey  
Ryan Brindley  
Pat Robbins  
Brad Robbins  
Robert Ballou  
Carter Willey  
Cindy Laffoon

**Representing**

Self  
Self  
Self  
Self  
Self  
Self  
Self

**1. WELCOME AND PLEDGE OF ALLEGIANCE**

Chair Cox opened the public meeting.  
Jared Christensen 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 – 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*

**Introduction:**

Brett Hamilton shared the following regarding the proposed Zone Change:

- The property is located west of the new Maverick in Parowan and borders I-15 on one side.
- The two properties together are 22.48 acres and zoned RA-20. To the east there is property zoned R-5 and the rest of the surrounding properties are zoned RA-20.
- Access to the property is off 200 S and south along 2400 W.
- The applicant's intent is to rezone the property to Commercial so they can build a storage facility and add billboards along I-15.
- The staff has reviewed the application and is recommending denial of the proposed zone change for the following reasons:
  - The absence of infrastructure.
  - The property is within the Tier IV Area.
  - There is no other commercially zoned property in the area and is less than 40 acres.
  - Limited access for commercial use.
  - Incompatibility with the adjacent residential properties.
  - Commercial property within Parowan City boundaries are consistent with Commercial zones.

- Evaluation considerations for a rezone include 13 items summarized below:
  - Submittal Requirements
  - Consistency with the General Plan—must be 40-acres or adjacent to the same zone and in the proper tier for the requested use.
  - Centralized Water & Sewer
  - Fire flow & fire Safety Infrastructure
  - Drainage considerations
  - Transportation & Circulation
  - Cost benefit/Community Benefit
  - Impact on nearby properties
  - Public health, safety, welfare
  - Utility corridors (power, gas, communications)
  - Exploration of commercial/service centers
  - R-1/2 Master Plan Requirements
  - Other Consideration/Public Input
- The staff determined the majority of the considerations are not being met.

Michelle Tullis declared she will not participate in this agenda item due to a conflict of interest.

Dan Lamborn, who works for Frank Nichols, shared the following:

- The property is right off I-15 so there is high visibility.
- UDOT estimates an average of 25,000 cars a day.
- The intent is to do a basic operation for covered storage with installation of a fence, minimal power requirements, and no natural gas.
- They are planning phased construction. They will start with a few structures and then build more as they fill up.
- Regarding the 5-acres specifically owned by Fiddlers Canyon, LLC, the north end is the entry point, and will include various covered structures that look similar to a carport for RV's and other vehicles people want to store away from their property.
- He shared slides of other storage units they own along I-15 noting the location is good because I-15 is high traffic and noisy and good for commercial business.
- Regarding one of the opposition letters that stated the intent was to rezone and then to sell, but that is not the intent. The residential property adjacent to the applicant's property has been listed and delisted for sale several times since 2024 so the zoning proposal has nothing to do with the resident's mention of selling due to the zone change.
- The applicant's want to be good neighbors, but also see an opportunity for this property on a high traffic corridor.

#### **Public Hearing:**

Erick Cox read the public hearing considerations and opened the public hearing. The following comments were made:

- Frank Nichols stated the following:
  - He finds it very interesting that the staff made a decision and didn't talk to the applicant. It is news to him that the application is not accurate. The issues could have been cleared up.
  - Regarding no drainage, the biggest ditch in the valley is right there.
  - Rezoning to Commercial in this area is the natural thing for property near I-15 in Iron County due to the urbanization happening from New Harmony to Paragonah.
- Ryan Brindley stated and asked:
  - The property is close to I-15.
  - There is a need for Commercial property in that area.
  - Because Brett mentioned some denials on the application, he asked if there was something they could change to proceed with the rezoning.
- Brian Nichols stated:
  - To share some history, they have been wanting to put up billboards on this property for years and now they are ready.
  - Prior to Reed retiring everything was smooth, but now they are being told they have to do more steps.
  - With all that has happened in Parowan with the new Maverick and the equipment business, the area is naturally evolving into a small commercial zone.
  - He wants to know what infrastructure is lacking to facilitate it.
  - They are not asking to rezone anyone else's property just their own.
  - He feels it is a private property right issue, and asked the planning commission to change the zone.
- Brett Brindley stated there is a storage facility directly across the freeway from this property.
- Brad Robbins stated:
  - He is the owner of the neighboring farm and has been there since 2012.

- He is 100% in support of the staff's position to deny the application.
- He thanked the staff, Planning Commission, and County Commission for the changes made approximately 6 months ago when they went through the County and changed zoning where obnoxious uses were not compatible with the surrounding residential areas. The zoning to the north of him was commercial and changed to R-5. To the south of him was A-20 and has now been changed to rural agriculture. This really helped the people that live there.
- This application represents exactly what the County was trying to fix regarding urban sprawl, spot zoning, and leapfrog zoning. There is no Commercial zoning near him now. The closest is in the Town of Parowan.
- He feels the little road between his house and his daughter's house will become a commercial byway if this is approved. Currently the road just serves residential and farming properties, which is what it is intended for.
- No one knows what will happen if the applicant's property is rezoned, they may sell it. A new owner may use it for any use in a Commercial zone including Conditional Use Permits, which will impact the surrounding properties.
- The applicants mentioned their plans for potentially four freeway signs that his family would have to tolerate.
- There is no urban planning reason for this change. The only people benefitting is the applicants and their desire to make money. His family has always tried to focus on quality of life and will continue to keep his property as farm property. The County has done the right thing by helping this area keep the rural lifestyle.
- He asked that the application be denied and not to continue it to another meeting. They have had two months worrying about it and they would like it to end.
- Frank Nichols stated that Brad Robbins originally bought the 5-acre property for commercial use and thinks he will be back in here asking to do commercial because it won't sell as R-5. Also, that it is unfortunate that house will never be a house because it will be used for a commercial venture.
- Chair Cox reminded the public that the public hearing is not a debate, that this is an information gathering time, and asked them to address the commissioners.
- Brian Nichols asked if the Robbin's property was rezoned to R-5 in the last 6 months.
- Brett Hamilton clarified it was changed to R-5 in 2013.
- Becky Bennett stated:
  - She lives next to the applicant's property.
  - Their house was for sale, but they took it off the market once the zoning of the surrounding property was changed. The change protected them from obnoxious uses and helped to preserve their rural lifestyle, which they love.
  - The second Frank told them he wanted to change the zone to Commercial and that it was basically a done deal, they were terrified of raising a child next to a commercial business.
  - Prior to buying the property and building there, they researched the zoning. They knew the closest Commercial zone was by the exit and several acres away. The only reason they put the house up for sale was because of what Frank was planning to do.
  - She does not think commercial belongs there. The County already removed the Commercial zone.
  - She asked that it not be put back to the previous zone and asked the commission to protect their rural neighborhood and family.
- Christian Bennett stated:
  - He thanked the staff for taking time to speak with them in their office.
  - He is an engineer and his wife is an attorney so they have done their due diligence. The Iron County Zoning Ordinance for RA-20 from Section 17.16.020 (A) states that it is designed to protect and preserve land suited for farming, ranching, the production of food, and open space for recreation services or related purposes, and minimal rural estate living, and to protect from encroachment and incompatible uses.
  - For the R-5 zone, the Iron County Code states in Section 17.16.020 (D) that the intent is to provide single family housing choices to meet the needs of Iron County residents to offer a balance of housing types and densities and to preserve and provide a safe and convenient places to live. These districts are intended for well designed residential uses free from any activity or uses that would weaken the residential integrity of these areas.
  - The slides presented earlier show the plan for signs along I-15. There are signs everywhere from Parowan to St. George and he feels additional signs in this area is not going to do much for Parowan.
  - It has been stated that the ultimate intent is billboards and the only way to do that is to put in a commercial business. They do not actually want to build the storage, they just want to build something inexpensive and cheap so they can put up billboards and promote their business.
  - He and his wife are building a family here and they get compliments on their life and home. His family, along with Brad and Pat, have improved the community.

- He has seen the Triple A Storage units and understands what the applicant is proposing. He feels they are not a betterment for the County. The Parowan area does not need another storage unit. There is a time and place for it, but it is not the place for a commercial business in the middle of residential.
- Ryan Brindley shared:
  - He has 5 different storage yards next to residential properties.
  - One lady from Enoch complained about it before it was built, and then 6 months later she told him she loved it because it is quiet and neighborhood friendly.
  - They really are going to use the property for storage and the units will be covered.
  - There is a need for storage in Iron County. The current units are filling up. Also, because Brian Head and Parowan are projected to grow.
  - Most people love what they do and they don't get complaints.
- Brian Nichols stated that in the County code, the table of contents includes permitted uses in A-20 such as a slaughter house, and the use being requested is very benign in comparison. Also, noting that if the commissioners were going to stand for property rights, they should consider that.
- Chair Cox clarified that the properties are zoned RA-20, not A-20, and are more restricted.
- Terry Palmer stated that determining uses for those zones is not part of this issue, but that the public could look at the Table of Uses to determine what is permitted, what would need a CUP or an ALUP, and what is not permitted.
- Brad Robbins stated the any type of commercial use is not benign to him and his family.
- Frank Nichols repeated some things he previously said and added that Brad is his friend and originally bought his property as a commercial use as a tree farm. Also, that he is not happy that his friend is not happy, but they are misplaced.
- Brad Robbins stated he would like to speak for himself. He likes Frank, but he doesn't like what the applicants are trying to do. He is not planning to sell his property and not planning to be commercial. He is using it as a farm use and sells produce.

**Close Public Hearing:**

Chair Cox closed the public hearing.

**Planning Commission & Staff Discussion:**

- Terry Palmer shared that the County has not received official plans from the applicant, but the ordinance states that there has to be a 75-foot clearance from the highway ROW to buildings so that should be considered and everyone should be aware of that.
- Dennis Gray asked and Brett clarified the decision for a zone change is a legislative decision so the Planning Commission is making a recommendation to the County Commission. The next public hearing for this zone change is on Monday, the 12<sup>th</sup>, at the County Commission meeting.
- Michelle Tullis asked and Brett clarified that in the Table of Uses for RA-20, outside storage is considered an accessory use to a primary use.

Time was given for the Planning Commission to review their packet prior to a motion being made.

**Planning Commission Action – (Recommendation to the County Commission or continue the item):**

**Motion:** Dennis Gray moved that the Planning Commission forward a recommendation of denial to the County Commission for the proposed zone change from RA-20 to Commercial on 22.48 acres based on the findings of fact in the staff report.

**Second:** Seconded by Chair Cox.

**Motion passed to deny approval:** (Voting: Erick Cox, aye; Jared Christensen, aye; Roger Thomas, aye; Michelle Tullis, abstained; Mark Halterman, aye; Dennis Gray, aye; Mike Platt, aye)

Chair Cox stated there will be another public hearing on Monday, January 12<sup>th</sup>, at 10:00 am during the County Commission meeting and encouraged the applicant to meet with the County staff to resolve any issues or misinformation.

**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 guesthouse regulations found in Section 17.36.270. New regulations for vehicle storage lots are proposed in Section 17.36.700.

**Applicant: Iron County**

**Introduction:**

Brett Hamilton shared the following regarding the proposed amendments:

- Four sections are being proposed to have amendments:
  - Table of Uses, Section 17.16.030
  - Definitions, Section 17.20.010
  - Guesthouse Regulations, Section 17.36.270
  - New Section for Vehicle Storage Lots, Section 17.36.700

- Table of Uses proposed amendments include:
  - Twelve uses are being proposed to be impacted including:
    - Correctional Institution from CUP to Not Permitted in Commercial zone.
    - Education Facility as one new use to replace private and public facilities currently listed separately.
    - Expanded Home Occupation to add a footnote referencing Code Section 17.36.280.
    - Guesthouse (details further down in minutes)
    - Indoor Recreation from CUP to ALUP in Commercial zone.
    - Park and Ride Facility from CUP to ALUP in A-20 zone.
    - Private Educational Facility to be removed and replaced by Educational Facility.
    - Public Education Facility to be removed and replaced by Educational Facility.
    - Retirement Home from CUP to ALUP in Commercial Zone.
    - Telecommunication site/facility from CUP to ALUP in Light Industrial and Industrial zones.
    - Trade or Vocational zone added to Table of Uses.
    - Vehicle Storage Lot added to Table of Uses with a footnote to location of new regulations.
  - Several uses were discussed at the last Planning Commission meeting.
  - Many uses are being proposed to go from a Conditional Use Permit (CUP) to an Administrative Land Use Permit (ALUP).
  - Other uses would be going from a CUP to Prohibited Use.
  - For example:
    - Items 7 & 8 are private & public educational facilities. The only difference was calling on private and the other public. The proposal is to remove both uses and combine it into one use.
    - There was a definition for trade or vocational school, but it was not in the Table of Uses so that was cleaned up.
    - The only new use is for a vehicle storage lot. Due to confusion over the definition and permitted use, the proposal would clarify the distinction of different types of storage facilities.
- Use Definitions proposed amendments include:
  - Added new definitions for educational facility and vehicle storage lots.
  - Modified definitions for an educational institution, personal storage facility, and for trade or vocational schools.
    - Personal storage facility is now more clear by saying indoor facility and does not include outdoor storage of vehicles. The new definition for a vehicle storage lot will cover vehicles, boats, etc.
  - Removed definitions for private educational facility and public education facility.
- Guesthouse proposed amendments include:
  - Currently requires approval of an ALUP.
  - Proposing code amendment to allow one guesthouse to be permitted by right in the zoning districts identified in Section 17.16.030.
  - Proposing additional guesthouses in the A-20, RA-20, & RR-20 zones would be allowed with an ALUP.
  - Currently, three guesthouses are allowed in the A-20 and RA-20 zones and two guesthouses in RR-20 zone.
  - With the change to a permitted use by right, additional regulations were added. Proposed regulations were created from the standard conditions of approval that were applied to the ALUP.
- Vehicle storage proposed amendments include:
  - New use regulations for a vehicle storage lot as follows:
    - Require a minimum one-half acre lot.
    - Setbacks when adjacent to residential uses.
    - Site must be fully screened from public view with view obstructing walls, fencing, berms, or landscaping.
    - All stored vehicles must be operable, registered, and well maintained.
    - Storage areas must be hard-surfaced with adequate drainage.
    - Exterior lighting must be minimal, shielded, and directed away from neighboring properties to reduce visual and night-sky impacts.

#### **Planning Commission & Staff Discussion of “hard surface”:**

- Mike Platt asked Brett to define hard surface because asphalt can create a drainage issue.
- Brett explained that it is written and specifies hard surface, but it doesn't say paved. The County engineer would have discretion to determine what is an adequate surface for the use.
- Chair Cox asked if it means an all weather surface.
- Rich Wilson stated that a lot of surfaces are impervious if they are expected to be used for parking. These surfaces may become non-absorbent.
- Brett suggested that if the commission wanted to discuss whether to define it further they could, but right now it is a little broad and leaves discretion.
- Rich asked if this would become a sticky point if it is further defined.

- Mike shared that there are a lot of older storage buildings in Light Industrial and Industrial areas that now want to add pavement, but there is no curb and gutter so there is nowhere for drainage to go. They could put up a block wall with some pervious surface which would be fine.
- Rich doesn't want to define it in a way that would put the County or developers in a bind, but sometimes gravel becomes impervious. Chip seal already is impervious.
- Chair Cox stated that compacted road base that is properly compacted is also impervious.
- Rich and Mike agreed impervious needs to be defined, but they need to give the developer options.
- Rich stated some areas are too flat to carry it anywhere, but the information should be part of the development plans. The plans also need to include master planned roads, sewer, and drainage, which are not always showing on plans so they are sometimes missed. Additional notes in the design would help.

**Planning Commission & Staff Discussion of "lighting":**

- Rich shared that one of the storage facilities along I-15 does not have minimal lighting, that discussions should happen regarding residential facing lights, and what percentage of light should be allowed to exceed property boundaries.
- Chair Cox shared the City of Moab's requirements are too restrictive, but the County's may be too wide open.
- Rich shared that the County does have a contract with Rocky Mountain Power for street lighting in subdivisions that may help to define requirements.
- Dennis Gray asked if the changes regarding lighting needed to be tabled for now.
- Brett stated that the discussion could be continued or if the commissioners had some direction, he could come back with changes.
- Dennis suggested some minimum requirements be included.
- Brett shared that often, regarding lighting, a photometric study is done to show no light crosses the property line, which is a common requirement.
- Rich asked if the amendments could move forward to the County Commission with a note that the definition will be amended.
- Brett suggested that could be included in the recommendation that the lighting requirements would be fine tuned. Recommending as it is written now and then coming back to add additional language could be done to strengthen this definition and possibly the hard surface definition.

**Planning Commission & Staff Discussion of "vehicle storage lot":**

- Chair Cox asked how many registered vehicles can someone have on their property to consider it a vehicle storage lot.
- Brett explained if it is a personal residence, that is not considered a vehicle storage lot.

**Planning Commission & Staff Discussion of "expanded home occupation":**

- Chair Cox asked and Brett clarified that the amendment to expanded Home Occupation is just to add a footnote to know where to look for the requirements in the code. No other changes are being proposed.

**Public Hearing:**

Erick Cox read the public hearing considerations and opened the public hearing. The following comments were made:

- Bob Ballou shared:
  - He originally came to this meeting because the public notice referenced open space, but he doesn't see that on the agenda now. He has recently joined a team within Iron County to work on open spaces, so he is interested in information regarding that.
  - He wanted to clarify impervious and explained that the term "partially impervious" does not make sense linguistically.
  - Previously he was an onsite representative of a high-end development with serious CC&R's. For example, no water could leave the property so a lot of French drains were put in, which could be an option regarding hard surface areas.
  - Regarding lighting, he worked on a steep slope near residential where they used lumens as a measurement. They found it is very possible to have downward lighting that can be seen far away. He suggested requiring a certain amount of lumens at the property line so it covers the light going up, down, and all-around.
- Kathy Klemic asked and Brett clarified guesthouses do not have a square foot limit, and reminded everyone not to confuse an accessory dwelling unit with a guesthouse.
- Kathy asked and Terry Palmer explained the number of stories on a guesthouse does not matter.
- Dane Jensen asked and Brett explained that storage containers are classified as a personal storage facility.
- Dane asked why the changes are being made and if those changes were from the State since so many of the municipalities are also amending their ordinances.
- Chair Cox explained that the need to amend the sections was due to the number of questions being asked by the public regarding these items so they decided to clean up the ordinance.
- Terry Palmer explained that permanent storage is stuck to the ground. Also, that the County Ordinance is a live document that needs to be updated continually with new information as it becomes necessary.
- Chair Cox stated that this is the reason all the other entities are improving their ordinances as well to help the public.

**Close Public Hearing:**

Chair Cox closed the public hearing.

**Planning Commission & Staff Discussion:**

- Jared Christensen asked about guesthouses and the staff clarified the following:
  - A manufactured home is considered a mobile home if built prior to 1976.
  - Travel trailers are considered RV's.
  - A new manufactured home can be put on a foundation and be considered a guesthouse.
  - The code that says guesthouses should be residential houses only, not commercial or home occupation.
  - A main house cannot be turned into a business unless without a permit. Guesthouses cannot be home occupations without a permit.
  - A guesthouse could be rented out, but must be a long-term rental (more than 30 days).
  - An online remote job is different than a home occupation business where people come to do transactions.
  - The intent is to prevent people from turning their home into an office building for their business venture. At some point, an owner could expand their business to a guesthouse, but then it is no longer a dwelling.
  - Living in the guesthouse and renting the main house does not matter, they are both dwellings.
  - In the R-5 zone, you are allowed one main house, one guesthouse, and one ADU.
  - The first house built has the main address and additional houses have Unit B, C, or D added as their address.
  - No duplexes are allowed in the County unless it is for farm worker housing on agricultural property and is associated with the farming operation.
- The considerations for approval are the six findings in Section 17.12.060, but the finding to be consistent with the general plan is required.

**Planning Commission Action – (Recommendation to the County Commission or continue the item):**

**Motion:** Mike Platt made a motion to recommend approval to the County Commission to adopt, with clarification forthcoming on the lighting and hard surface, the proposed amendments.

**Second:** Seconded by Dennis Gray.

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

**5. GENERAL PLAN AMENDMENT AND ZONE CHANGE**

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

*Applicant: Iron County*

**Introduction:**

Brett Hamilton shared the following:

- The Tier II boundary and Zoning changes around Cedar City and Enoch have been discussed at the two previous Planning Commission meetings and this is the third month of discussion.
- The main focus is shrinking the Tier II boundary so development occurs closer to municipal boundaries.
- The septic requirements will remain the same, which state that new subdivided lots require a minimum of 5 acres.
- The maps showing proposed changes include:
  - The two purple areas are solely in unincorporated Iron County and not in the municipalities annexation area.
  - The green area is in the municipality annexation boundary, but outside of the County's Tier II boundary.
  - The blue dashed line is the existing Tier II boundary.
  - The yellow dashed line is the proposed Tier II boundary, which brings the area closer to municipalities where services are more easily provided.
  - The red dashed line is the municipality's annexation boundary and may be reconsidered when growth and changes occur.
  - Changes on the north end will follow the Enoch boundary and then the purple area is pulled into the Tier II as it gets closer to the west side of Enoch and Cedar City.
  - Most of the changes are due to sewer availability.
  - The zone changes are because of their location and available services.
- He met with Cedar City staff on Monday. The one change they suggested was along 5700 W to where their actual municipal boundary is.
- Cedar Highlands has their own Tier II island. The hillside is BLM so that area is proposed to be removed from Tier II..
- Additional maps were shown that identified the water conservancy district lines, the storm drain master plan, the sewer lines, the municipalities updated boundary, annexation areas, and zoning areas, .
- Brett will be meeting with Enoch City on Tuesday to present the proposed changes to them.

**Planning Commission & Staff Discussion:**

- Rich asked Mike and Michelle if the changes to the proposed Tier II changes near Iron Springs by Sage Hills Road were going to be a problem because they will either have to be Industrial 5-acre lots or 20-acre lots.
- Mike asked and Brett clarified that regardless of where the Tier II boundary is annexation may still occur.
- Michelle felt that the area would likely stay commercial.
- Chair Cox shared that he thinks it is smart for the County to pull the Tier II area back to try to steer the annexation areas.
- Mike stated that if the County is trying to steer Cedar City, that Cedar is not ready for the standards that need to go on out there. They want curb, gutter, and sidewalk and it does not make sense to do that out there. That is why BZI would not annex into Cedar. If Cedar City was willing to adjust their standards, then annexation would work.
- Rich shared it is possible that the new Cedar City leadership will be able to reconcile the standard differences with the County.
- Brett stated he will send out the key slides to the commissioners so they will have an idea of the changes, and he asked for them to provide feedback on the changes. The lines primarily affect residential areas, but does not impact existing legal lots.
- Rich asked and Brett responded that the map does include the proposed development near 4000 W to include the R-1/2 acre properties.
- Brett explained that at the next Planning Commission meeting, he will touch on Tier II boundary changes and discuss some of the rezoning for A-20 and RA-20.

**Planning Commission Action**

No action taken.

**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*

**Introduction:**

Brett Hamilton shared the following:

- He met with Cedar City staff on Monday where they discussed the airport changes, but before he presents more on this, he would like to wait until after he meets with Cedar City staff and management to go through some of the proposed changes. He may make some adjustments and fine-tune it a little more.
- Because this is the Cedar City Airport, Brett does not want to go any further without having concurrence with Cedar City.
- The point of making these proposed changes is to make sure that both entities have the same changes to the standards and allowances (right now, standards do not match).

**Planning Commission & Staff Discussion:**

None

**Planning Commission Action**

No action taken.

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

**Motion:** Dennis Gray made a motion to approve the minutes from the December 4, 2025 meeting.

**Second:** Seconded by Michelle Tullis.

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

**8. Staff reports:****A. Building Department:**

Terry Palmer introduced Lisa Woolsey as an office assistant for the Building & Zoning Department. She will be doing the minutes for Planning Commission and other things to help Brett.

**B. County Attorney:** none**C. Planner & Services Coordinator:** none**9. Adjourn:**

Chair Cox adjourned the meeting at 7:15 pm.

Minutes Approved February 4, 2026 by the Iron County Planning Commission



2/5/2026